

Deed Book 56729 Pg 315
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2016-0302009
Real Estate Transfer Tax \$750.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

Please return LYMAN PARAST
3621 Vinings Slope SE Ste #4330
Atlanta, GA 30339
File # LP 16174

STATE OF GEORGIA
COUNTY OF FULTON

WARRANTY DEED

THIS INDENTURE made this 23rd day of September, 2016, between

Randall H. Hirose and Christina M. Hirose

as party or parties of the first part, hereinafter called Grantor, and

Robert W. Capobianco

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness

[Signature]
Randall H. Hirose

[Signature]
Notary Public

[Signature]
Christina M. Hirose

My commission expires
[Attach Notary Seal]

July 14 2020



EXHIBIT "A"

All that tract of Parcel of land lying and being in Land Lot 1150, 2nd District, 2nd Section, Fulton County, Georgia, being Lot 2, Lakeside at Ansley, Phase I (fka the Lake at Ansley) Subdivision, as per plat recorded in Plat Book 216, Pages 117-118, Fulton County Records, which plat is incorporated herein by reference thereto.

RAA

CMH