

Return To:  
GANEK PC  
Mimi McCain  
675 N. Highland Avenue, NE, Suite 400  
Atlanta, GA 30306  
Phone: (678)606-9868 Fax: (678)606-9809  
PH170378

**LIMITED WARRANTY DEED**

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made the 16th day of June, 2017 between **GARY BLACKMON AND KRISTY BLACKMON**, as party or parties of the first part, hereinafter called Grantor, and **ALBERTO MORA PERALTA AND ANDREA BRENES BOLANOS** as joint tenants with rights of survivorship and not as tenants in common, 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 AND NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATION ----- (\$10.00) DOLLARS 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,

All that tract or parcel of land lying and being in Land Lot 220 of the 17th District of Fulton County, Georgia, and being more particularly described as follows: Condominium Unit 227 of Westover Plantation Condominium, a Condominium, as more particularly described and delineated in the Declaration of Condominium for Westover Plantation Condominium, recorded in Deed Book 7060, Page 260, et seq., Fulton County, Georgia Records, as may be amended, together with all right, title and interest in the Common Elements as set forth in said Declaration. This conveyance is made subject to the Declaration and all matters referenced therein, all matters shown on the plat recorded in Condominium Plat Book 4, Page 79, Fulton County, Georgia Records, as may be amended, and the floor plans recorded in Condominium Floor Plan Book 1, Page 63, aforesaid records as may be amended.

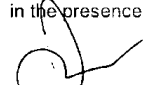
This conveyance is made subject to the following:


- 1. Ad Valorem real property taxes and assessments for 2017 not yet due and payable and subsequent years.
- 2. All easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular 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.


IN WITNESS WHEREOF, the Grantor will, subject to the exceptions, warrant and forever defend the right and title to the premises unto the Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

Signed, sealed and delivered  
this 16th day of June, 2017  
in the presence of:

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Gary Blackmon (Seal)

  
\_\_\_\_\_  
Notary Public  
My Commission Expires:

  
\_\_\_\_\_  
Kristy Blackmon (Seal)

(Notary Seal)

PH170378

