

Campbell & Brannon, LLC
Three Northwinds Center
2500 Northwinds Parkway, Suite 160
Alpharetta, GA 30009
File No.: TA190693W
(Phone No.: (770)521-1180)

APN/Parcel ID: 12 -2774-0763-022-6

STATE OF GEORGIA
COUNTY OF FULTON

LIMITED WARRANTY DEED

THIS INDENTURE, made on **24th day of April, 2019**, between

Jack M. Holton and Virginia P. Holton

(hereinafter referred to as "Grantor") and

Klaus M. Liebscher and Katia Refeca
AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits;
WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

See Exhibit A attached hereto and made a part hereof.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, as Joint Tenants with Rights of Survivorship, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

Limited Warranty Deed

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered in the presence of:

[Handwritten signature]

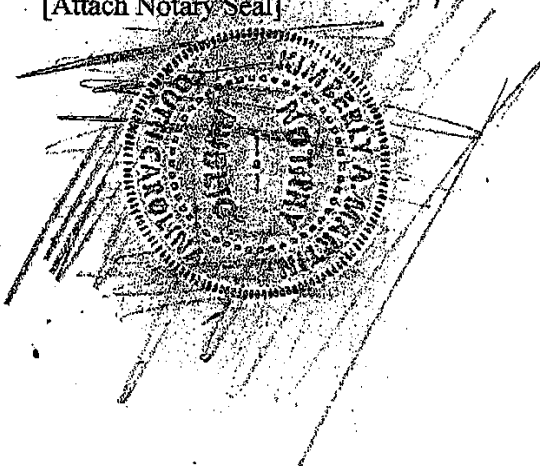
Unofficial Witness

[Handwritten signature]

Notary Public

My Commission Expires: 10/21/2024

[Attach Notary Seal]



[Handwritten signature]

Jack M. Holton

[Handwritten signature]

Virginia R. Holton

GREGORY SETH CASON

Limited Warranty Deed

EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 763 of the 1st District, 2nd Section, Fulton County, Georgia, being Lot 12, Block C, The Studdiford Subdivision, Unit III, as per plat recorded in Plat Book 135, Page 74 of Fulton County Records, which plat is incorporated herein and made a part hereof by reference. Said plat having been revised at Plat Book 138, Page 81.

Tax ID#: 12 -2774-0763-022-6

Limited Warranty Deed