

Deed Book 58322 Pg. 386  
Filed and Recorded Jan-02-2018 09:33am  
2018-0000671  
Real Estate Transfer Tax \$420.00  
CATHELENE ROBINSON  
Clerk of Superior Court  
Fulton County, Georgia

Initial  
KZ

Initial  
SA

Return To:  
**GANEK PC**  
Mimi McCain  
675 N. Highland Avenue, NE, Suite 400  
Atlanta, GA 30306  
Phone: (678)606-9868 Fax: (678)606-9809  
PH170732

### LIMITED WARRANTY DEED

THIS INDENTURE, made effective this the 22nd day of December, 2017 between **SANDRA BRANTLY MINSK AND HOWARD CRAIG MINSK**, as party or parties of the first part, hereinafter called Grantor, and **KHURRAM ZIA AND SUMAIYA A. ZIA**, 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 1101 of the 2nd District, 2nd Section, Fulton County, Georgia, being Lot 9 of Danbury Park Subdivision, Unit Two, as per plat thereof recorded in Plat Book 206, Page 110, Fulton County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description.

This conveyance is made subject to the following:

1. Ad Valorem real property taxes and assessments for 2018 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.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK. SIGNATURE PAGE FOLLOWS]