

Deed Book 63890 Page 280
Filed and Recorded 06/04/2021 09:14:00 AM
2021-0206829
Real Estate Transfer Tax \$790.00
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, GA
Participant IDs: 2122884004

Record and Return to:
Law Offices of David M. Lawler, Inc.
PO Box 2386
Dacula, GA 30019
770-904-5115
21-091

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF GWINNETT

THIS INDENTURE, Made the 4th day of June, 2021, between

JEFF S. COSMAN AND RACHEL COSMAN,
as party or parties of the first part, hereinafter called Grantor, and

RICHARD T. RYCZEK, JR.,
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 00/100 (\$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 849 OF THE 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA, BEING LOT 73, BLOCK A, PROVIDENCE AT ATLANTA NATIONAL SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 206, PAGES 138-139, FULTON COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF; PARCEL ID # 22-3810-0849-055-7.

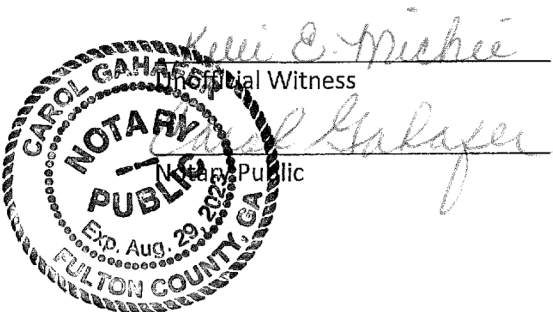
SUBJECT to restrictive covenants and general utility easements of record.

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 claiming through Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:



Kelli E. Mischee

Kelli E. Mischee
Notary Public

Jeff S. Cosman

JEFF S. COSMAN (Seal)

Rachel Cosman

RACHEL COSMAN (Seal)