

After Recording Return To:
McMichael & Gray, P.C.
2055 North Brown Road, Suite 250
Lawrenceville, GA 30043

Order No.: GWT-183054-RLO

Property Appraiser's Parcel I.D. Number:
12-2400-0611-111-3

Initial
BDG

Initial
JG

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF GWINNETT

THIS INDENTURE, made this 24th day of August, 2018, between

Evan Shoda and Emily Shoda

of the County of Fulton, State of Georgia, as party or parties of the first part, hereinafter called Grantor,
and

Joshua W. Gurley and Briana D. Gurley
as Joint Tenants with Rights of Survivorship

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 Dollars (\$10.00) and other good and valuable considerations 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 611 of the 1st District, 2nd Section of Fulton County, Georgia, being Lot 71, Roswell Manor Subdivision, as per plat recorded in Plat Book 370, pages 94-96, Fulton County, Georgia records, which plat is incorporated herein and made a part hereof by this reference.

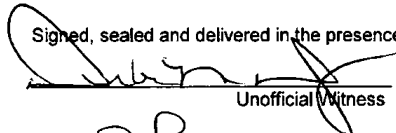
SUBJECT to all zoning ordinances, easements and restrictions of record affecting said premises.

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 owning, holding or claiming by, through or under the said Grantor.

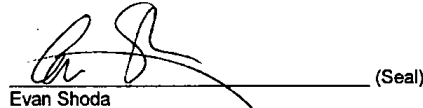
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.


Signed, sealed and delivered in the presence of:


Unofficial Witness


Notary Public

My Commission Expires: 5/13/22


Evan Shoda (Seal)


Emily Shoda (Seal)

