

RECORD AND RETURN TO:
McLain & Merritt, P.C.
3445 Peachtree Road, N.E., Suite 500
Atlanta, Georgia 30326-1276
20B1459/VG
PIN: 065 144

Initial
TJM

Initial
Elizabeth S. Wardach

STATE OF GEORGIA
COUNTY OF FULTON

LIMITED WARRANTY DEED

THIS INDENTURE made this 17th day of September, 2020, by and between EA HOMES, LP, as party or parties of the first part, hereinafter referred to as "Grantor," and ELIZABETH S. WARDACH and THOMAS J. WARDACH as Joint Tenants with Right of Survivorship, as party or parties of the second part, hereinafter referred to as "Grantee";

WITNESSETH:

That Grantor for and in consideration of the sum of TEN DOLLARS, in hand paid, at or before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, and conveyed, and by these presents does hereby grant, bargain, and convey unto Grantee, their heirs, successors and assigns, the following described property, to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 964 OF THE 2ND DISTRICT, 1ST SECTION OF FORSYTH COUNTY, GEORGIA, BEING LOT 136, HALCYON GARDEN HOMES, PHASE 1, AS PER PLAT RECORDED IN PLAT BOOK 183, PAGES 167 - 189 AS REVISED IN PLAT BOOK 190, PAGES 151 - 173, FORSYTH COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE, TOGETHER WITH all rights, members, structures, easements, alleys, ways, appurtenances, improvements, chattels, timber, shrubbery, trees, plants, fixtures, privileges, tenements or hereditaments.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

TO HAVE AND TO HOLD the Property, 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 Grantee, their heirs, successors and assigns forever, in Fee Simple.

AND THE GRANTOR will warrant and forever defend the right and title to the above-described property unto the Grantee, their heirs, successors and assigns, against the claims of all persons claiming by, through or under Grantor.