

Deed Book 68831 Page 129
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CHÉ ALEXANDER
Clerk of Superior Court
Fulton County, GA

Return to:
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Atlanta, Georgia 30305

TAX PARCEL ID NO.:
11 029200991442

State of Georgia
County of Fulton

TRUSTEE DEED

THIS INDENTURE, made and entered into as of December 9th, 2024, by and between **AUSTIN JOSEPH P. GIBBONS**, as Successor Trustee under that certain Declaration of Trust of Austin Joseph M. Gibbons dated December 16, 2002 (hereinafter the "Trust"), (collectively, the "Grantor"), and **AILEEN M. GIBBONS NORDEN**, an individual resident of Fulton County, Georgia, (hereinafter the "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:

WHEREAS, by that certain Declaration of Trust dated December 16th 2002, Austin Joseph M. Gibbons (the "Declarant") created the trust; and

WHEREAS, Declarant was deceased on March 8th, 2016, and by that certain Deed of Assent dated April 5th, 2020, recorded in Deed Book 61434, Page 614, of the Fulton County, Georgia, records, Title of Declarant in and to the property described herein was transferred to the Grantee as Trustee of the Trust; and

WHEREAS, by Article TWO of the Trust, Grantor was named as successor Trustee of the Trust and is presently serving in such capacity.

WHEREAS, pursuant to Article 8.02 of the Trust, upon the death of the Declarant and the wife of the Declarant, the Trustee thereof is authorized and directed to distribute the assets of the Trust to the descendants of the Declarant.

WHEREAS, the Declarant and wife of Declarant are now both deceased and the Grantor, as Trustee, desires hereby to distribute the assets of the Trust to the descendants of the Declarant.

WHEREAS, the Grantor and descendants of Declarant have entered into that certain Settlement Agreement And Mutual Release dated October 10, 2024, providing for transfer of certain real property held by the Trust to Grantee named herein.

NOW, THEREFORE, in order to evidence the distribution to the Grantee of the real property hereinafter described, and to vest in the Grantee, her heirs and assigns, the interest of said real property vested in Grantee as Trustee of the Trust, Grantor hereby grants and conveys unto the Grantee, and the Grantee's heirs and assigns, all right, title and interest of Grantor, as Trustee of the Trust, in and to the following described property, to wit:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 99 of the 1st District, 1st Section, Fulton County, Georgia, being Lot 427, of Oxford Mill Subdivision, Unit IV, as per plat recorded in Plat Book 177, Page 132, Fulton County, Georgia, Records, reference to which plat is made for a complete description of the property; and being improved property known as 10685 Oxford Mill Circle, according to the present system of numbering property in Fulton County, Georgia.

TO HAND AND TO HOLD the above described premises, together 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, and the Grantee's heirs and assigns, forever, in fee simple. or might have been held, possessed and enjoyed, by the said deceased.

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance, nor has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.

[Signatures Contained On The Following Page]

IN WITNESS WHEREOF, Grantor herein has hereunto set its hand and seal, the day and year first above written.

Signed, sealed and delivered
in the presence of:

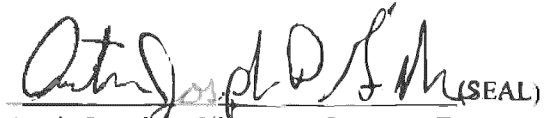


Unofficial Witness

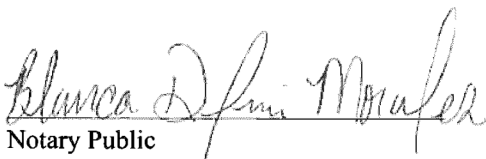
Taylor Walker

Print Name

GRANTOR:

 (SEAL)

Austin Joseph P. Gibbons, as Successor Trustee
Under That Certain Declaration of Trust of Austin
Joseph M. Gibbons Dated December 16, 2002.


Notary Public

My Commission Expires: 02/14/2027

(NOTARY SEAL)

