

Deed Book 64645 Page 639
Filed and Recorded 10/14/2021 10:46:00 AM
2021-0319488
Real Estate Transfer Tax \$290.00
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, GA
Participant IDs: 3677527367

After recording, please return to:
Baker & Summy, PC
6340 Sugarloaf Pkwy, Suite 200
Duluth, GA 30097

STATE OF GEORGIA
COUNTY OF GWINNETT
Tax Parcel ID No.: 11-0372-0132-022-2

LIMITED WARRANTY DEED

THIS INDENTURE made this 12th day of October in the year 2021 between JANETE MOURA of the County of Fulton, State of Georgia, as party or parties of the first part, (hereinafter called "Grantor"), and MIRIAM DIAS, 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'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts 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, the following described property:

See Exhibit "A" attached hereto.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained 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 claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF the Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

GRANTOR:

*JANETE MOURA BY THIBEO DIAS,
DT ATTORNEY-IN-FACT*

JANETE MOURA

Unofficial Witness

Notary Public

My Commission Expires:

9/9/2024

(NOTARY SEAL)



EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 133 of the 1st District, 1st Section, Fulton County, Georgia, being Lot 62, Block B, Long Indian Creek Subdivision, Unit I, Phase I, as per plat recorded in Plat Book 136, Page 7, Fulton County, Georgia Records, which plat is incorporated herein by reference and made a part of this description.

Parcel ID Number: 11-0372-0132-022-2.

Subject to any Easements or Restrictions of Record.