

Rec: \$25.00 TRANSFER TAX \$485.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

ParticipantIDs: 1663542869 SubmitterID: 7067927936

Campbell & Brannon

Three Northwinds Center

2500 Northwinds Parkway, Suite 160

Alpharetta, GA 30009

File No.: A230513L

(Phone No.: (770)521-1180)

DS
BH

Initial
RH

STATE OF GEORGIA

COUNTY OF FULTON

PARCEL ID NUMBER: 15N04A 352

LIMITED WARRANTY DEED

THIS INDENTURE, made on **27th day of April, 2023**, between

Nobuo Inoue and Sharon Inoue

(hereinafter referred to as "Grantor") and

**Benjamin Heyvaert and Rachel Heyvaert
AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

(hereinafter referred to as "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:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

See Exhibit A attached hereto and made a part hereof.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

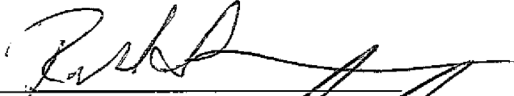
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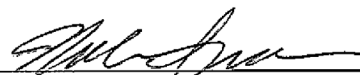
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IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered in the presence of:


Unofficial Witness


Nobuo Inoue

Notary Public
My Commission Expires: 8-8-26
[Attach Notary Seal]


Sharon Inoue



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EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 829 of the 21st District, 2nd Section of Cherokee County, Georgia, being Lot 388, Summerchase at Towne Lake, Section B, Unit III, as per plat recorded in Plat Book 42, Page 48, Cherokee County, Georgia Records, which plat is incorporated herein and made a part hereof by reference.

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