

Type: STATE LAND RECORDS
Recorded: 9/30/2024 10:37:00 AM
Fee Amt: \$25.00 Page 1 of 2
Transfer Tax: \$0.00
Forsyth County, GA
Greg G. Allen Clerk Superior Ct

Record and Return to:
Estate Law Center
1100 Cambridge Square, Ste B
Alpharetta, GA 30009

Participant ID(s): 6069814459,
7067927936

WARRANTY DEED

BK 11363 PG 39 - 40

**STATE OF GEORGIA
COUNTY OF FULTON**

Initial
aylt

THIS INDENTURE, made the 26 day of September 2024, between

Angie Yeh Lin

as party or parties of the first part, hereinafter called Grantor, and

Angie Yeh Lin, Trustee of the Angie Lin Family Trust, 3330 Chimney Point Dr. Cumming, GA 30041

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, executors, legal representatives, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged by Grantor, 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, to wit:

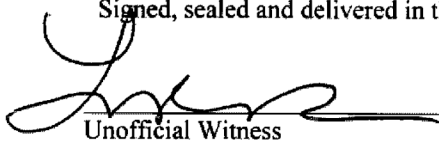
**SEE EXHIBIT "A" attached hereto and
incorporated herein by reference**
Parcel ID: 245 058

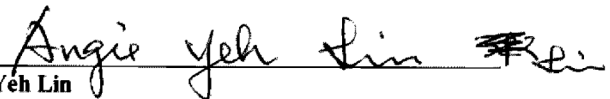
TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

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 by, through and under the Grantor.

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

Signed, sealed and delivered in the presence of:


Unofficial Witness


Angie Yeh Lin

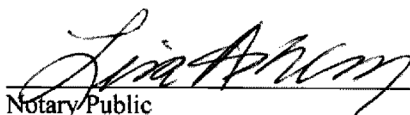

Notary Public (seal)
My Commission Expires:



EXHIBIT A
Legal Description

*****This deed is transferring the property from the personal name of the Grantor(s) to a revocable trust, and thus any exemptions including homestead exemption and senior exemption on the property should be maintained. If there are any concerns, please contact Attorney Holly Geerdes at hgeerdes@gklawgroup.com*****

- All that tract or parcel of land lying and being in Land Lot 284 of the 14th District, 1st Section of Forsyth County, Georgia, being Lot 14 of Chimney on Lanier, as per Plat thereof recorded in Plat Book 13, Page 52, Forsyth County, Georgia, records, which Plat is incorporated herein and made a part hereof by reference for a more detailed description.

Parcel Id: 245 058

Property Address: 3330 Chimney Point Dr. Cumming, GA 30041

Mailing Address of Grantee:

Angie Yeh Lin, Trustee of the Angie Lin Family Trust
3330 Chimney Point Dr. Cumming, GA 30041