

Legal Description

All that tract or parcel of land lying and being in Land Lots 721 and 722 of the 3rd District, 1st Section, Forsyth County, Georgia, being Lot 26, Goldmine Ridge Subdivision, as per plat recorded in Plat Book 62, Pages 189-195, Forsyth County, Georgia Records, which plat is incorporated herein by reference for a more complete description.

Type: STATE LAND RECORDS
Recorded: 10/23/2025 3:48:00 PM
Fee Amt: \$25.00 Page 1 of 17
Transfer Tax: \$0.00
Forsyth County, GA
Greg G. Allen Clerk Superior Ct

BK 11674 PG 177 - 193

After Recording, Return To:
Laura M. Barron, Esq.
GEORGIA LEGACY LAW GROUP, LLC
11300 Atlantis Place, Suite A
Alpharetta, Georgia 30022
Phone No.: (770) 475-8041
Our File No.: 17347

Title to the land described herein has not been examined by Georgia Legacy Law Group, LLC and no warranty or representation is made and no opinion (either express or implied) is given, as to the marketability or condition of the title to the subject property, the quality of lands included herein, the location of the boundaries thereof, or the existence of liens, unpaid taxes or encumbrances.

**STATE OF GEORGIA
COUNTY OF FORSYTH
MAP AND PARCEL NUMBER: 007 212**

LIMITED WARRANTY DEED

THIS INDENTURE is made as of October 23, 2025, between **JOAN SILVEIRA**, (hereinafter referred to as "Grantor") and **LAURA MARIE WEDELL, TRUSTEE OF THE SILVEIRA FAMILY TRUST DATED DECEMBER 2, 2003, and any amendments thereto**, (hereinafter referred to as "Grantee"), ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee the following:

All Grantor's interest, believed to be a one hundred percent (100%) undivided interest, in and to the following:

All that tract or parcel of land lying and being in Land Lots 721 and 722 of the 3rd District, 1st Section, Forsyth County, Georgia, being Lot 26, Goldmine Ridge Subdivision, as per plat recorded in Plat Book 62, Pages 189-195, Forsyth County, Georgia Records, which plat is incorporated herein by reference for a more complete description.

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").