This document is being re-recorded to add a witness

[redacted]
Doc ID: 014557770001 Type: GLR
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Fee Amt: $10.00 Page 1 of 1
Forsyth County, GA
Greg G. Allen Clerk Superior Ct
BK 7280 PG 306

pd

After recording return to:
Baker & Salisbury, LLC
327 Dahlonega Street
Suite 702
Cumming, GA 30040
(770) 887-3441

JOINT TENANCY WITH RIGHT OF SURVIVORSHIP WARRANTY DEED

STATE OF GEORGIA, COUNTY OF FORSYTH

This Indenture made this 19th day of February, in the year Two Thousand FIFTEEN, between ILARIO P. CORDANO and of the County of FORSYTH, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and ILARIO PAOLO CORDANO AND MARY THERESA CORDANO, of the County of FORSYTH as joint tenants with right of survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H 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 Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 629 OF THE 2ND DISTRICT, 1ST SECTION, FORSYTH COUNTY, GEORGIA, BEING LOT 45, GABLES AT STONEY POINT SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 120, PAGE 1, FORSYTH COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. SAID PROPERTY BEING KNOWN AS 2125 MARCIA OVERLOOK DRIVE ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN FORSYTH COUNTY.

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 Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-19, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

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 whomsoever.

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:

Witness

ILARIO P. CORDANO (Seal)

(Seal)

Notary Public

KEVIN M SALISBURY NOTARY PUBLIC FORSYTH COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 17, 2018

Doc ID: 014629550001 Type: GLR
Recorded: 04/06/2015 at 01:40:47 PM
Fee Amt: $12.00 Page 1 of 1
Forsyth County, GA
Greg G. Allen Clerk Superior Ct
BK 7326 PG 556