

1/32/3



Type: STATE LAND RECORDS  
Recorded: 5/11/2020 2:38:00 PM  
Fee Amt: \$292.50 Page 1 of 3  
Transfer Tax: \$267.50  
Forsyth County, GA  
Greg G. Allen Clerk Superior Ct

Participant ID(s): 1663542869,  
7067927936

**BK 9350 PG 109 - 111**

**Campbell & Brannon, LLC**  
Three Northwinds Center  
2500 Northwinds Parkway, Suite 160  
Alpharetta, GA 30009  
File No.: CA200962J  
(Phone No.: (770)521-1180)

STATE OF GEORGIA  
COUNTY OF FULTON  
PARCEL ID NUMBER: C03-019

**LIMITED WARRANTY DEED**

THIS INDENTURE, made on **8th day of May, 2020**, between

**RCM Fund 1 Owner, LLC**

(hereinafter referred to as "Grantor") and

**Jonathan Patrick Generous and Thiele R.E. Generous  
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, as Joint Tenants with Rights of Survivorship, 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.

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:

Abby Bishop  
Unofficial Witness

Abby Bishop  
Notary Public  
My Commission Expires: 3/14/2023  
[Attach Notary Seal]

RCM Fund 1 Owner, LLC

BY: Jackie Estes  
~~Joshua Gelman~~ Jackie Estes  
Authorized Signor



**EXHIBIT A**

**All that tract or parcel of land lying and being in Land Lot 1201 of the 3th District, 1st Section, Forsyth County, Georgia, being Lot 27, Hickory Ridge, and being more particularly described according to the Subdivision Plat recorded in Plat Book 10, Page 294, Forsyth County Records, which plat is incorporated herein and made a part hereof by reference.**

**Parcel ID: C03 019**