

Campbell & Brannon, LLC
5565 Glenridge Connector
Suite 350
Atlanta, GA 30342
File No.: G210700AL
(Phone No.: (770)396-8535)

Deed Book 63547 Page 416
Filed and Recorded 04/12/2021 11:26:00 AM
2021-0154102
Real Estate Transfer Tax \$1,900.00
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, GA
Participant IDs: 1663542869
0848497841



APN/Parcel ID: 22 -5330-0252-066-0

STATE OF GEORGIA
COUNTY OF FULTON

PARCEL ID NUMBER: 22 -5330-0252-066-0

Transfer Tax \$1,900.00

LIMITED WARRANTY DEED

THIS INDENTURE, made on **9th day of April, 2021**, between

David DeCell and Meghan M. DeCell

(hereinafter referred to as "Grantor") and

Jonathan J Ortega and Kristy J Ortega
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,

All that tract or parcel of land lying and being in Land Lot 252 of the 2nd District, 2nd Section of Fulton County, Georgia, and being Lot 157 of The Golf Course & Country Club Subdivision (Formerly Castlepointe), Phase 2-East, as shown on plat recorded in Plat Book 327, Pages 61-77, Fulton County, Georgia records, which plat is incorporated herein by reference 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").