

BK 54699 PG 0602

Return to:
O'Kelley & Sorohan, Attorneys at Law, LLC
1979 Lakeside Parkway, Suite 340
Tucker, GA 30084
File No: 15-066730-REG

PT-81 # 47-2016-029823
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 289.90
RICHARD T. ALEXANDER, JR. CLERK OF
SUPERIOR COURT

STATE OF GEORGIA
COUNTY OF DEKALB

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA
2016 NOV - 1 PM 2:00
RICHARD ALEXANDER, CLERK

LIMITED WARRANTY DEED

THIS INDENTURE, made on 27th day of October, 2016, between

Deed CO, LLC

(hereinafter referred to as "Grantor") and

Pamela S. Apicella and Christian T. Apicella, 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 83, of the 6th District, of Gwinnett County, State of Georgia, being Lot 22, of Block "C", of the Colonial Estates Subdivision, Unit Two, per plat of same recorded in Plat Book 11, page 49, of the records of the Clerk of the Superior Court of Gwinnett County, Georgia, which plat reference is incorporated herein as if fully set out said property being improved property known as 4112 Mayflower Court, according to the present system of numbering houses in the City of Lilburn, State of Georgia

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")

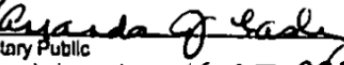
TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming 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 this 27th day of October, 2016 in the presence of,



Unofficial Witness



Notary Public
Commission expires: Nov 5, 2020

Deed CO, LLC

By: Investa Funding, LLC
As it's Member



BY: John E. Ramsey
It's: President

