

Deed Book 15716 Page 2504
Filed and Recorded 2/28/2020 12:50:00 PM
2020-0026214
Real Estate Transfer Tax \$225.00
Rebecca Keaton
Clerk of Superior Court
Cobb County, GA
Participant IDs: 2979894615
7067927936

Record and Return to:
Weissman PC
5909 Peachtree Dunwoody Road, Suite 100
Atlanta, GA 30328

File No.: PE103-19-1552-RC

Parcel ID: 17070000600

----- **SPACE ABOVE THIS LINE FOR RECORDING DATA** -----

RECORDING COVER SHEET

GRANTOR: Earnest Buyers, LLC
GRANTEE: Paul Iribe and Michael Hannan
DATE OF INSTRUMENT: February 26, 2020
TYPE OF INSTRUMENT Limited Warranty Deed

To the Clerk of Cobb County, Georgia:

NOTE: This cover page is incorporated herein and made a part of this document.

Record and Return to:

Weissman PC

5909 Peachtree Dunwoody Road, Suite 100

Atlanta, GA 30328

File No.: PE103-19-1552-RC

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LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made this 28th day of February, 2020 by and between **Earnest Buyers, LLC**, as party or parties of the first part, hereinafter called Grantor, and **Paul Iribe and Michael Hannan**, as JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP and not as tenants in common, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) AND OTHER VALUABLE CONSIDERATIONS in hand paid at and before the sealing and delivery of these presents, the receipt 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 Grantee, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE HERETO

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

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, only to the proper use, benefit and behoof of the said Grantee, 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.

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 claiming by, through, or under Grantor herein.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and is the intention of the parties hereto to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, on the date and year above written.

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

My Commission Expires: 12/12/2022

Earnest Buyers, LLC

BY: _____
Stephen Rivers
Member

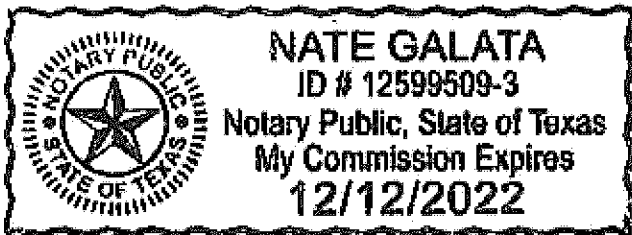


EXHIBIT "A"

File No.: PE103-19-1552-RC

All that tract or parcel of land lying and being in Land Lot 700 of the 17th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

To find the true point of beginning, begin at a point common to Land Lot corners 669, 670, 699, and 700, running thence North 298.83 feet along the West Land Lot line of Land Lot 700, to a point; thence South 89 degrees 12 minutes 42 seconds East 242.61 feet to the true point of beginning, running thence North 26 degrees 38 minutes 00 seconds East 256.06 feet to a point on the Southerly right of way of South Atlanta Road (a/k/a Old U. S. Highway 41 and S.R. 3), running thence South 39 degrees 11 minutes 33 seconds East an arc distance of 267.21 feet to a point on the Southerly side of South Atlanta Road, running thence South 48 degrees 06 minutes 25 seconds West 129.93 feet to a point. Running thence North 70 degrees 54 minutes 28 seconds West 197.50 feet to the true point of beginning, according to a survey for Gary L. Wehner and Sandra J. Wehner, dated December 5, 1997, prepared by O. Eugene Kay, Registered Land Surveyor No. 1943.

LESS AND EXCEPT all that tract or parcel of land conveyed by Right of Way Deed from Gary Wehner to the City of Smyrna, dated 09/19/2010, and recorded 01/04/2011 in Deed Book 14826, Page 514, Cobb County, Georgia Records.

Being known as 3410 Atlanta Road SE, according to the present system of numbering property in the City of Smyrna, Cobb County, Georgia.