

Deed Doc: WD  
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Georgia Transfer Tax Paid : \$398.00  
Sheila M. Butler  
Clerk Superior Court, Paulding County, Ga.  
Bk 04409 Pg 0233-0236  
1102021000285

Prepared by and Return to:

Mark D. Euster  
Weissmann Zucker Euster Morochnik & Garber P.C.  
The Fountains at Piedmont Center  
3495 Piedmont Road  
Bldg. 11, Suite 950  
Atlanta, Georgia 30305

**Tax Parcel ID Number**  
R036145

**LIMITED WARRANTY DEED**

THIS INDENTURE, Made the 15<sup>th</sup> day of January, in the year two thousand twenty-one (2021), between **DAVID H. ROE and SHARON G. ROE**, as party or parties of the first part, hereinafter called Grantor, and **CROE PROPERTIES, LLC**, a Georgia limited liability company, 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 AND NO/100 (\$10.00) DOLLARS AND OTHER GOOD AND 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 real property:

ALL THAT TRACT or parcel of land lying and being in Land Lot 455 of the 2nd District, 3rd Section of Paulding County, Georgia, being more particularly described on Exhibit "A", attached hereto and incorporated herein by reference.

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 Grantee forever in FEE SIMPLE, subject only to the matters (hereinafter referred to as "Permitted Exceptions") set out in Exhibit "B", attached hereto and incorporated herein by reference.

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, claiming by, through or under Grantor, except for claims arising under or by virtue of the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

  
\_\_\_\_\_  
DAVID H. ROE (Seal)

  
\_\_\_\_\_  
SHARON G. ROE (Seal)

Signed, sealed and delivered  
in presence of:

  
\_\_\_\_\_  
Witness  
MARK ELSTER  
Notary Public  
My Commission Expires  
12/18/2019  
PLUMB COUNTY, GEORGIA