

Deed Book 64606 Page 354
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2021-0313985
Real Estate Transfer Tax \$293.00
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, GA
Participant IDs: 3076672330

Return to: MCMANAMY MCLEOD HELLER, LLC
621 North Avenue NE, Ste. C-100
Atlanta, GA 30308
File # 21-03-12352
Parcel ID: 17-0045-0001-230-3

STATE OF FL
COUNTY OF BROWARD

LIMITED WARRANTY DEED

THIS INDENTURE made this 15 day of SEPTEMBER, 2021 between

Mark R. Doster

as party or parties of the first part, hereinafter called Grantor, and

Uwe Schilli

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 other good and valuable consideration (\$10.00) 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:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT NO. 45, OF THE 17TH DISTRICT, OF FULTON COUNTY, GEORGIA, IN THE CITY OF ATLANTA, BEING IMPROVED PROPERTY NOW OR FORMERLY KNOWN AS 3445 STRATFORD ROAD NE #2402, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING CONDOMINIUM UNIT NO. 2402, PARAMOUNT AT BUCKHEAD CONDOMINIUM, A CONDOMINIUM, AS MORE PARTICULARLY DESCRIBED AND DELINEATED IN THAT CERTAIN DECLARATION OF CONDOMINIUM FOR PARAMOUNT AT BUCKHEAD CONDOMINIUM, A CONDOMINIUM, AS RECORDED IN DEED BOOK 42087, PAGE 528, FULTON COUNTY, GEORGIA RECORDS, AS MAY BE AMENDED. THE INTEREST HEREIN INCLUDES, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS OF PARAMOUNT AT BUCKHEAD CONDOMINIUM, A CONDOMINIUM APPURTENANT TO THE UNIT AS THE SAME IS SPECIFIED IN THE DECLARATION.

THIS CONVEYANCE IS MADE SUBJECT TO THE DECLARATION AND ALL MATTERS REFERENCED THEREIN, ALL MATTERS SHOWN ON THE PLAT RECORDED IN CONDOMINIUM PLAT BOOK 17, PAGES 48-49, FULTON COUNTY, GEORGIA RECORDS, AS THE SAME MAY BE REVISED, AND THE FLOOR PLANS RECORDED IN CONDOMINIUM FLOOR PLAN BOOK 33, PAGES 9-53, FULTON COUNTY, GEORGIA RECORDS, AS THE SAME MAY BE REVISED, WHICH DECLARATION, PLAT, AND FLOOR PLANS ARE HEREBY ADOPTED AND MADE A PART HEREOF BY REFERENCE THERETO FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY,

THIS CONVEYANCE IS MADE SUBJECT TO ALL THE PROVISIONS IN SAID DECLARATION AND THE GEORGIA CONDOMINIUM ACT, OFFICIAL CODE OF GEORGIA ANNOTATED, SECTION 44-3-70, ET SEQ. THE PROPERTY HEREIN CONVEYED IS INTENDED SOLELY FOR USE AS PROVIDED IN SAID DECLARATION.

BEING PARCEL ID #17-0045-0001-230-3