

Deed Book 16202 Page 5709
Filed and Recorded 5/1/2024 1:10:00 PM
2024-0033942
Real Estate Transfer Tax \$175.00
Connie Taylor
Clerk of Superior Court
Cobb County, GA
Participant IDs: 5997014128
7067927936

After Recording Return To:
Merino & Associates, LLC
375 Parkway 575, Suite 100
Woodstock, GA 30188

Order No.: GA240308650

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF COBB

THIS INDENTURE, made this 1st day of May, 2024, between Robert L. Brorein, Jr. and Donna S. Brorein, of the County of Cherokee, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Richard Rudolph, as party or parties of the second part, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations, and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

WITNESSETH that: Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) 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,

All that tract or parcel of land lying and being in Land Lot 231 of the 16th District, 2nd Section of Cobb County, Georgia being Lot 1, Block C, Philmont Estates Subdivision, Unit 4, and property adjacent thereto and being more particularly described as follows:

Beginning at an iron pin at the Northwest corner of the intersection of Little Acres Place and Anvil Place (not open); thence running West along the North side of Little Acres Place One Hundred Twenty Five (125) feet to an iron pin on the line which divides Lots 1 and 2, said block, subdivision and plat; thence North along the line which divides said Lots 1 and 2; One Hundred Ninety and Nine Tenths (199.9) feet to an iron pin; thence South 87 degrees 17 minutes 49 seconds East One Hundred Fifty (150) feet to the midpoint of the Fifty (50) foot right of way of Anvil Place, thence South through the middle of Anvil Place One Hundred Ninety Nine and Eight Tenths (199.8) feet to the midpoint of Anvil Place where it intersects with the North side of Little Acres Place (50' R/W), thence running West along the North side of Little Acres Place Twenty Five (25) feet to the iron pin at the point of beginning, being improved property known as 1221 Little Acres Place, according to the present system of numbering houses in Cobb County, Georgia.

See plat recorded in Plat Book 43, Page 53, Cobb County Records.

SUBJECT to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-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, to the only proper use, benefit and behoof of the said Grantee forever in Fee Simple.

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 owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, this 1st day of May, 2024.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

My Commission Expires: 8/12/24

Robert L. Brorein, Jr.

Donna S. Brorein

