

I certify that this is a true and correct copy of the original

Record and Return to:  
Lueder, Larkin & Hunter, LLC  
2700 N. Berkeley Lake Road, Suite 220  
Duluth, GA 30096  
File No.: GA-DL-20-0431-PUR

**LIMITED WARRANTY DEED - Copy**

STATE OF GEORGIA  
COUNTY OF CHEROKEE  
APN/Parcel ID: 15N16H 026

THIS INDENTURE, made this 6th day of July, 2020, between

Brian F. Matthews and Catherine P. Matthews

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

Wuillian Ruben Ramirez Urbina

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 00/100'S (\$10.00) Dollars and other good and valuable consideration 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:

All that tract or parcel of land lying and being in Land Lot 699 of the 15th District, 2nd Section, Cherokee County, Georgia, being Lot 26, Highland Village Subdivision, as reflected on a plat of survey recorded in Plat Book 93, Pages 163-171, Cherokee County Records, to which said plat reference is made for more particular delineation of a metes, bounds and courses description.

Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.