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Hodge & Temple, PC
349-4 Amsterdam Ave
Atlanta, GA 30306

2021158746 DEED BOOK 29747 Pg 286
Filed and Recorded: 9/23/2021 1:22:00 PM
Recording Fee: \$25.00
Real Estate Transfer Tax: \$115.00
Prepared By:
6209445436
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

Tax Parcel ID: 18 046 04 139

LIMITED WARRANTY DEED

This Indenture made this **23rd day of September, 2021** between

Winston James

of the County of DeKalb, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

Cesar Rojas

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 the said GRANTOR, for and in consideration of the sum of Ten and No/100 DOLLARS, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged has granted, bargained, sold and conveyed and by these presents do grant, bargain, sell and convey unto the said GRANTEE the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 46 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA, AND KNOWN AS LOT 1 IN BLOCK 14, OF THE ESKIMO HEIGHTS SUBDIVISION AS PER PLAT OF SURVEY OF SAME MADE BY C.S. ROBERT, C.E. A COPY OF SAME BEING ON RECORD IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF DEKALB COUNTY, GEORGIA, IN PLAT BOOK 8, PAGE 64, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEAROF BY REFERENCE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A POINT ON THE SOUTHEAST CORNER OF SILVER LANE AND GLENDALE ROAD, AND RUNNING THENCE SOUTHERLY ALONG EASTERN SIDE OF SAID GLENDALE ROAD FIFTY (50) FEET, TO NORTHWEST CORNER OF LOT #2, SAID BLOCK AND SUBDIVISION, THENCE EAST ALONG NORTH SIDE OF SAID LOT #2, ONE HUNDRED AND FIFTY-NINE AND TWO TENTHS (159.2) FEET TO WESTERN SIDE OF LOT #7, THENCE NORTHERLY ALONG WESTERN SIDE OF SAID LOT #7, FIFTY (50) FEET, TO SOUTH SIDE OF SILVER LANE, THENCE WEST ALONG SOUTH SIDE OF SAID SILVER LANE, ONE HUNDRED AND FIFTY-NINE (159) FEET TO EASTERN SIDE OF GLENDALE ROAD AND THE POINT OF BEGINNING. Parcel ID Number: 18 046 04 139. Subject to any Easements or 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, to the said being, belonging, or in any wise appertaining to, the said 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 Grantor and all others claiming by, through or under Grantor.