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JENNIFER E. JORDAN
CLERK OF SUPERIOR
PICKENS COUNTY



REAL ESTATE TRANSFER TAX
PAID: \$90.00

PTC 2018-1436

Return Recorded Document to:
Hartmanlaw, LLC
744 Noah Dr., Ste. 110
Jasper, GA 30143
FILE #: 18-0693A

LIMITED
WARRANTY DEED

STATE OF GEORGIA
COUNTY OF PICKENS

THIS INDENTURE made this 27th day of July, 2018, between Gulf Coast PCB, LLC of the County of Pickens, and State of Georgia, as party or parties of the first part, hereinunder called Grantor, and Sumanth Yenduri and Prasen Indupuru 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 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 14 of the 13th District, 2nd Section, Pickens County, Georgia, being known as Suite 203 (Unit No. 203) of The Jasper Professional Centre Office Park Condominium as more particularly described in the Declaration for The Jasper Professional Centre Office Park Condominium, A Condominium, dated April 19, 2005, recorded April 19, 2005 in Deed Book 644, pages 219-256, Pickens County, Georgia Records and as further shown in Condominium Book 1, pages 165-167, aforesaid records; as amended by First Amendment to Declaration of Condominium for Jasper Professional Centre Office Park Condominium filed for record June 28, 2006, and being recorded in Deed Book 718, page 137, aforesaid records; subject to the title exceptions set forth in said declaration together with the associated undivided interest related to said unit as defined in said declaration and all improvements now located therein, including all electrical, mechanical, plumbing and other systems and all fixtures located therein.

This Deed is given subject to all covenants, conditions, easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, together 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 by, through and under the above named grantor.

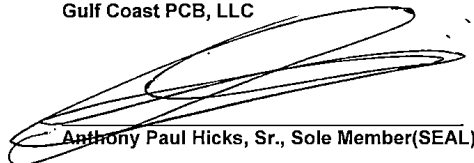
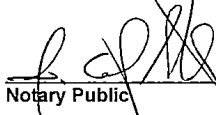
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in presence of:

Gulf Coast PCB, LLC



Witness


Anthony Paul Hicks, Sr., Sole Member(SEAL)

Notary Public

