

Return after filing to:  
Patrick J. Gibbs, P.C.  
45 Woodstock Street  
Roswell, GA 30075

Deed Book 58329 Pg 507  
Filed and Recorded Jan-03-2018 03:58pm  
2018-0001749  
Real Estate Transfer Tax \$0.00  
CATHELENE ROBINSON  
Clerk of Superior Court  
Fulton County, Georgia

STATE OF GEORGIA  
COUNTY OF COBB

**EXECUTOR'S DEED**

THIS INDENTURE is made as of December 20, 2017, between WAYNE J. MENDOZA, as Executor of the last will and testament of William L. Mendoza (hereinafter referred to as the "Deceased"), late of Cobb County, Georgia (hereinafter referred to as "Grantor") and WILLIAM J. MENDOZA and KRISTINA BROOKE MENDOZA, as Tenants in Common, (hereinafter referred to as "Grantees") ("Grantor" and "Grantees" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

**WITNESSETH**

GRANTOR (acting under and by virtue of the power and authority contained in the July 3, 2012 Last Will and Testament of the Deceased, it having been duly probated in solemn form and recorded in the Court of Probate of Cobb County, Georgia), in distribution of part of the property bequeathed to the Grantees, has granted and conveyed, and by these presents does grant and convey unto Grantees, the interest that the Deceased owned at the time of his death in that certain improved real property described as follows:

ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 417 of the 1st District, 2nd Section, City of Roswell, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin on the northeast side of South Atlanta Street (a 50-foot right-of-way) said pin being 450.4 feet northwest of Whitley street (a 10-foot right-of-way) as measured along the northeast side of South Atlanta street; thence running north 47 degrees 30 minutes west, 97.2 feet to an iron pin; thence running north 42 degrees 15 minutes east, 158 .8 feet to an iron pin; thence running south 5 degrees 15 minutes east, 88.5 feet to a cottonwood stump and iron pin; thence running south 24 degrees 26 minutes west, 104.6 feet to an iron pin and the POINT OF BEGINNING.

All this is more particularly described and delineated in a Survey for Dan A. Spruell, dated February 17, 1975 by Wilson Long, Registered Land Surveyor. Reference is hereby made to said survey for a more complete description.


This Deed is given subject to all easements and restrictions of record, if any.


TO HAVE AND TO HOLD the 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 Grantees forever, in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the Deceased.

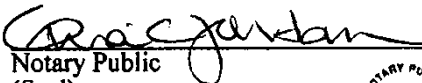
EXECUTED under seal as of the date above.


Signed, sealed and delivered in the presence of:

GRANTOR:

  
Unofficial Witness

  
WAYNE J. MENDOZA, Executor  
Estate of William L. Mendoza, deceased (SEAL)

  
Notary Public  
(Seal)

  
Gina C. Jordan  
State of Florida  
My Commission Expires 08/22/2018  
Commission No. FF 147585