

RETURN TO:  
Attn: REO Dept  
SHAPIRO & SWERTFEGER, LLP  
2872 Woodcock Blvd, Suite 100  
Atlanta, GA 30341  
REO / DEED PREPARATION ONLY

Fan Kwei Kon  
165 Saint Amour Place  
Johns Creek, GA 30097

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V-25-0001  
January 7, 2024  
PLANNING & ZONING

WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF DEKALB

THIS INDENTURE made this 30<sup>th</sup> day of November, 2010, between

FAN KWEI KON, SIMON HSIANG REN KON  
& JENNIFER SEON JOO LEE NKA JENNIFER SEONJOO LEE KON

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

FAN KWEI KON, SIMON HSIANG REN KON &  
JENNIFER SEONJOO LEE KON  
AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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 DOLLARS (\$10.00) 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,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 352 OF THE 1ST DISTRICT, 1<sup>ST</sup> SECTION OF FULTON COUNTY, GEORGIA, BEING LOT 9, ST. AMOUR SUBDIVISION, FKA FINLEY ROAD SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 307, PAGE 82-84, FULTON COUNTY RECORDS, WHICH SAID PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION.

Subject to all easements, covenants 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.

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 and demands of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

WITNESS

Fan Kwei Kon  
FAN KWEI KON

Simon Hsiang Ren Kon  
SIMON HSIANG REN KON

NOTARY PUBLIC  
My Commission Expires: 11/14/2013  
CHRISTINA LEE  
FULTON COUNTY  
GEORGIA  
JAN 14 2013

Jennifer Seon Joo Lee NKA  
JENNIFER SEON JOO LEE  
NKA JENNIFER SEONJOO LEE KON