

AFTER RECORDING RETURN TO:

Merino & Associates, LLC
375 Parkway 575, Suite 100
Woodstock, GA 30188

Order No.: GA250210429

QUIT CLAIM DEED

STATE OF GEORGIA

COUNTY OF COBB

THIS INDENTURE, made the 27th day of March, 2025, between Hycenth Uchenye, of the County of Cobb, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Hycenth Uchenye and Patience C. Uchenye, as Joint Tenants with Rights of Survivorship of the County of Cobb, and the State of Georgia, as party or parties of the second part, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

WITNESSETH that: Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, cash in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUIT CLAIM unto said Grantee,

All that tract or parcel of land lying and being in Land Lots 874 and 903 of the 19th District, 2nd Section, Cobb County, Georgia, being in the City of Powder Springs, Georgia, as per plat recorded in Plat Book 52, Page 117, Cobb County Records and being more particularly described as follows:

Beginning at a point on the Southerly side of Marietta Street a distance of 353.4 feet Southeasterly from the Southeast corner of the intersection formed by the Easterly right of way of Walton Street and the Southerly right of way of Marietta Street; running thence Easterly along the Southerly side of Marietta Street a distance of 88.5 feet to a point, being also the Northwest corner of the property now or formerly owned by Mrs. C. A. Camp; running thence Southwesterly along the Western boundary of the property now or formerly owned by Mrs. C. A. Camp a distance of 150 feet to a point; running thence Westerly a distance of 192.8 feet to a point; running thence Northwesterly a distance of 66.1 feet to a point; running thence Southeasterly a distance of 16.7 feet to a point and the property now or formerly owned by Powder

AFTER RECORDING RETURN TO:

Merino & Associates, LLC
375 Parkway 575, Suite 100
Woodstock, GA 30188

Order No.: GA250210429

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF COBB

THIS INDENTURE, made this 27th day of March, 2025, between Wanda J. Munkus, of the County of Paulding, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Hycenth Uchenye, as party or parties of the second part, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations, and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

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 Lots 874 and 903 of the 19th District, 2nd Section, Cobb County, Georgia, being in the City of Powder Springs, Georgia, as per plat recorded in Plat Book 52, Page 117, Cobb County Records and being more particularly described as follows:

Beginning at a point on the Southerly side of Marietta Street a distance of 353.4 feet Southeasterly from the Southeast corner of the intersection formed by the Easterly right of way of Walton Street and the Southerly right of way of Marietta Street; running thence Easterly along the Southerly side of Marietta Street a distance of 88.5 feet to a point, being also the Northwest corner of the property now or formerly owned by Mrs. C. A. Camp; running thence Southwesterly along the Western boundary of the property now or formerly owned by Mrs. C. A. Camp a distance of 150 feet to a point; running thence Westerly a distance of 192.8 feet to a point; running thence Northwesterly a distance of 66.1 feet to a point; running thence Southeasterly a distance of 16.7 feet to a point and the property now or formerly owned by Powder