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Gainesville, GA 30501
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STATE OF Georgia
COUNTY OF Fulton

LIMITED WARRANTY DEED

THIS INDENTURE, made on 25th day of November, 2025, between

Ryce Realty Partners, LLC.

(hereinafter referred to as "Grantor") and

Constantino Real Estate, LLC

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

All that tract or parcel of land, together with all improvements which may be located thereon, situated, lying and being in the unincorporated New Holland Village, Hall County, Georgia, as shown and designated as Lot No. 39, Section 1, as per plat of survey prepared by the Piedmont Engineering Service, Greenville, South Carolina, and recorded in Plat Book 14, Pages 57-61, Hall County Records in the office of the Clerk of Hall Superior Court.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered
in the presence of

Unofficial Witness

Notary Public

Commission expires: _____

Ryce Realty Partners, LLC.

By: Konstantin Rykman
Its: Member



Limited Warranty Deed

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