

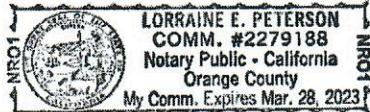
HANCOCK ACKNOWLEDGMENT FOR GEORGIA INSTRUMENTS SIGNED IN CALIFORNIA

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of ORANGE )

Subscribed and acknowledged simultaneously before me Lorraine E. Peterson, Notary Public  
on this 11<sup>th</sup> day of OCTOBER, 2021, by  
CLAUDIA GALVEZ, proved to me on the basis of satisfactory  
evidence to be the person(s) who appeared before me.

Seal



Signature: Lorraine E. Peterson  
Signature of Notary Public

Place Notary Seal and/or Stamp Above OPTIONAL

\* Though the information below is not required by law, it may prove valuable to person relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer's name: \_\_\_\_\_ Signer's name: \_\_\_\_\_

California Civil Code - Gov § 1189 40

Hancock Acknowledgement

*Handwritten:* CD 5/7/26  
CD 5/11/26

W-E-23297-21-PE

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, on the date and year above written.

Signed, sealed and delivered  
in the presence of:

Kelley Patton MD  
Unofficial Witness

Claudia Galvez (Seal)

Terrence E. Peters  
Notary Public

My Commission Expires: 03/28/2023

CA 5/7/24  
JD 5/7/26

Deed (Limited Warranty)

W-E-23297-21-PE

Exhibit "A"

Deed Book 64695 Page 653  
Filed and Recorded 10/22/2021 11:24:00 AM  
2021-0326046  
Real Estate Transfer Tax \$810.50  
CATHELENE ROBINSON  
Clerk of Superior Court  
Fulton County, GA  
Participant IDs: 2979894615  
7067927936

**Record and Return to:**  
Weissman PC  
5909 Peachtree Dunwoody Road, Suite 100  
Atlanta, GA 30328

**File No.: W-E-23297-21-PE**

**Parcel ID: 17 0088 0002 088 2**

**LIMITED WARRANTY DEED**

STATE OF ~~GEORGIA~~ <sup>Cal</sup> CALIFORNIA  
COUNTY OF ~~FULTON~~ <sup>Oran</sup> ORANGE

THIS INDENTURE, made this 14th day of October, 2021 by and between **Claudia Galvez**, as party or parties of the first part, hereinafter called Grantor, and **James Dyak and Constance Dyak**, as JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP and not as tenants in common, 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 DOLLARS AND NO/100 (\$10.00) AND OTHER 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, the following described property, to-wit:

**SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE HERETO**

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, only to the proper use, benefit and behoof of the said Grantee, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

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 claiming by, through, or under Grantor herein.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and is the intention of the parties hereto to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

Deed (Limited Warranty)

W-E-23297-21-PE

J.D. 5/9/26  
C.D. 5/7/26

**EXHIBIT "A"**

**File No.: W-E-23297-21-PE**

All that tract or parcel of land lying and being in the City of Sandy Springs in Land Lot 88 of the 17th District of Fulton County, Georgia, and being Lot 40 of Johnson Creek Subdivision, as shown on plat recorded Plat Book 310, Page 9, Fulton County, Georgia Records, which plat is incorporated herein by reference and made a part hereof.

FOR INFORMATIONAL PURPOSES ONLY: Said property is known by address as 34 High Top Circle, according to the present system of numbering property in the City of Sandy Springs, Fulton County, Georgia.

Deed (Limited Warranty)

*JD*  
*5/19/26*  
*CR 5/17/26*

W-E-23297-21-PE