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100 Wagon Yard Plaza
Carrollton, GA 30117
File No. 32022M5681

**LIMITED
WARRANTY DEED**

**STATE OF GEORGIA
COUNTY OF CARROLL**

THIS INDENTURE made this 7th day of February, 2022, between **Fatemeh Amirsayafi**, of the County of Forsyth, and State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **R. Dale Properties, 401K PSP** 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 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 Lot 204 of the 6th District of Carroll County, Georgia, and being more particularly described as follows:

To find the POINT OF BEGINNING, commence at the original northeast corner of Land Lot 204, of the 6th Land District; thence running along the north original land lot line of said Land Lot, south 89 degrees 55 minutes 54 seconds west 1,036.84 feet to an iron pin and the TRUE POINT OF BEGINNING; thence running south 01 degrees 52 minutes 25 seconds east 1,000.26 feet to an iron pin; thence running due west 184.63 feet to an ironpin on the east right of way of West Eidge Drive; thence north 87 degrees 10 minutes 39 seconds west 50 feet to an iron pin; thence north 46 degrees 41 minutes 15 seconds west 295.73 feet to an iron pin; thence due west 150 feet to an iron pin; thence north 00 degrees 13 minutes 29 seconds east 793.73 feet to an iropin; thence north 89 degrees 55 minutes 54 seconds east 563.92 feet to the TRUE POINT OF BEGINNING.

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

TO HAVE AND TO HOLD the said tract or parcel of land, together 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 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 of all persons by, through and under the above-named grantor.

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

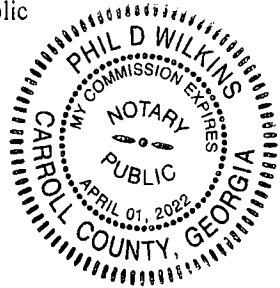
Signed, sealed and delivered in presence of:



Witness



Notary Public



Fatemeh Amirsayafi By *Nasser Golshani Her*

(SEAL) *attorney in fact*
Fatemeh Amirsayafi by Nasser Golshani, her
Attorney-In-Fact. Said Power of Attorney
attached hereto and incorporated within

STATE OF GEORGIA
COUNTY OF _____

STATUTORY FORM POWER OF ATTORNEY

FOR _____

IMPORTANT INFORMATION

This power of attorney authorizes another person (your agent) to make decisions concerning your property for you (the principal). Your agent will be able to make decisions and act with respect to your property (including your money) whether or not you are able to act for yourself. The meaning of authority over subjects listed on this form is explained in O.C.G.A. Chapter 6B of Title 10.

This power of attorney does not authorize the agent to make health care decisions for you.

You should select someone you trust to serve as your agent. Unless you specify otherwise in the Special Instructions, generally the agent's authority will continue until you die or revoke the power of attorney or the agent resigns or is unable to act for you.

Your agent is not entitled to any compensation unless you state otherwise in the Special Instructions. Your agent shall be entitled to reimbursement of reasonable expenses incurred in performing the acts required by you in your power of attorney.

This form provides for designation of one agent. If you wish to name more than one agent, you may name a successor agent or name a coagent in the Special Instructions. Coagents will not be required to act together unless you include that requirement in the Special Instructions.

If your agent is unable or unwilling to act for you, your power of attorney will end unless you have named a successor agent. You may also name a second successor agent.

This power of attorney shall be durable unless you state otherwise in the Special Instructions.

This power of attorney becomes effective immediately unless you state otherwise in the Special Instructions.

If you have questions about the power of attorney or the authority you are granting to your agent, you should seek legal advice before signing this form.

DESIGNATION OF AGENT

I, Fahimch Amirsoyfi (name of principal), name the following person as my agent:

Name of agent: NASSER VOSSOUGH

Agent's address: 11004 Carystone Summit Drive CUMMING, GA 30040

Agent's telephone number: 770-616-5000

Agent's e-mail address: nasservossough@yahoo.com

DESIGNATION OF SUCCESSOR AGENT(S) (OPTIONAL)

If my agent is unable or unwilling to act for me, I name as my successor agent:

Name of successor agent: _____

Successor agent's address: _____

Successor agent's telephone number: _____

Successor agent's e-mail address: _____

If my successor agent is unable or unwilling to act for me, I name as my second successor agent:

Name of second successor agent: _____

Second successor agent's address: _____

Second successor agent's telephone number: _____

Second successor agent's e-mail address: _____

GRANT OF GENERAL AUTHORITY

I grant my agent and any successor agent general authority to act for me with respect to the following subjects as defined in O.C.G.A. Chapter 6B of Title 10:

(INITIAL each subject you want to include in the agent's general authority. If you wish to grant general authority over all of the subjects you may initial "all preceding subjects" instead of initialing each subject.)

- Real property
- Tangible personal property
- Stocks and bonds
- Commodities and options
- Banks and other financial institutions
- Operation of entity or business
- Insurance and annuities
- Estates, trusts, and other beneficial interests
- Claims and litigation
- Personal and family maintenance
- Benefits from governmental programs or civil or military service
- Retirement plans
- Taxes
- All preceding subjects

John

GRANT OF SPECIFIC AUTHORITY (OPTIONAL)

My agent SHALL NOT do any of the following specific acts for me UNLESS I have INITIALED the specific authority listed below:

(CAUTION: Granting any of the following will give your agent the authority to take actions that could significantly reduce your property or change how your property is distributed at your death. INITIAL ONLY the specific authority you WANT to give your agent. You should give your agent specific instructions in the Special Instructions when you authorize your agent to make gifts.)

- Create, fund, amend, revoke, or terminate an inter vivos trust
- Make a gift, subject to the limitations of O.C.G.A. § 10-6B-56 and any Special Instructions in this power of attorney
- Create or change rights of survivorship
- Create or change a beneficiary designation

- Authorize another person to exercise the authority granted under this power of attorney
- Waive the principal's right to be a beneficiary of a joint and survivor annuity, including a survivor benefit under a retirement plan
- Exercise authority over the content of electronic communications sent or received by the principal
- Exercise fiduciary powers that the principal has authority to delegate and that are expressly and clearly identified (including the persons for which the principal acts as a fiduciary) in the Special Instructions
- Renounce an interest in property, including a power of appointment

LIMITATION ON AGENT'S AUTHORITY

An agent that is not my ancestor, spouse, or descendant SHALL NOT use my property to benefit the agent or a person to whom the agent owes an obligation of support unless I have included that authority in the Special Instructions.

SPECIAL INSTRUCTIONS (OPTIONAL)

You may give special instructions on the following lines (you may add lines or place your special instructions in a separate document and attach it to the power of attorney):

If I have granted my agent the authority to act for me with respect to real estate above, then I specifically authorize my agent the power and ability to sell, transfer, pledge, mortgage and otherwise use my real estate as collateral for any loans, and to execute any and all documents to affect such action, including deeds and deeds to secure debt. This authority shall apply to any and all land that I own situated in the State of Georgia

EFFECTIVE DATE

This power of attorney is effective immediately unless I have stated otherwise in the Special Instructions.

NOMINATION OF CONSERVATOR (OPTIONAL)

If it becomes necessary for a court to appoint a conservator of my estate, I nominate the following person(s) for appointment:

Name of nominee for conservator of my estate: _____
 Nominee's address: _____
 Nominee's telephone number: _____
 Nominee's e-mail address: _____

RELIANCE ON THIS POWER OF ATTORNEY

Any person, including my agent, may rely upon the validity of this power of attorney or a copy of it unless that person has actual knowledge it has terminated or is invalid.

SIGNATURE AND ACKNOWLEDGMENT

Your signature: Fataneh Amir-Sajafi
 Date: 4/14/19
 Your name printed: Fataneh Amir-Sajafi
 Your address: 1409 Graystone Summit Dr
Cumming GA 30040

Your telephone number: 770-369-1947

Your e-mail address: fa 561 @ yahoo.com

This document was signed or acknowledged in my presence

On (Date): 01/07/2020

By (Name of Principal): Lawrence Kuyak - witness Nasser Golshani (Principal)

Witness's signature: *Lawrence Kuyak*

Witness's name printed: Lawrence Kuyak

Witness's address: 3575 Koger Blvd 2ND
Duluth GA 30116

Witness's telephone number: 678 499 4252

Witness's e-mail address: Lawrence@closing.legal

STATE OF GEORGIA
COUNTY OF winnett

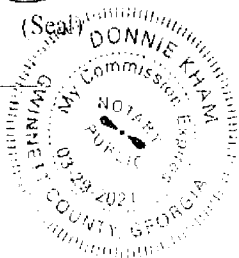
This document was signed or acknowledged in my presence

On (Date): January 07, 2020

By (Name of Principal): Donnie Kham (notary) Nasser Golshani (Principal)

Signature of notary: *[Signature]*

My commission expires: _____



IMPORTANT INFORMATION FOR AGENT

Agent's Duties

When you accept the authority granted under this power of attorney, a special legal relationship is created between you and the principal. This relationship imposes upon you legal duties that continue until you resign or the power of attorney is terminated or revoked. You must:

- (1) Do what you know the principal reasonably expects you to do with the principal's property or, if you do not know the principal's expectations, act in the principal's best interest;
- (2) Act in good faith;
- (3) Do nothing beyond the authority granted in this power of attorney; and
- (4) Disclose your identity as an agent whenever you act for the principal by writing or printing the name of the principal and signing your own name as "agent" in the following manner: **(Principal's name) by (your signature) as Agent.**

Unless the Special Instructions in this power of attorney state otherwise, you must also:

- (1) Act loyally for the principal's benefit;
- (2) Avoid conflicts that would impair your ability to act in the principal's best interest;
- (3) Act with care, competence, and diligence;
- (4) Keep a record of all receipts, disbursements, and transactions made on behalf of the principal;
- (5) Cooperate with any person that has authority to make health care decisions for the principal to do what you know the principal reasonably expects or, if you do not know the principal's expectations, to act in the principal's best interest; and
- (6) Attempt to preserve the principal's estate plan if you know the plan and preserving the plan is consistent with the principal's best interest.

Termination of Agent's Authority

You must stop acting on behalf of the principal if you learn of any event that terminates this power of attorney or your authority under this power of attorney. Events that terminate a power of attorney or your authority to act under a power of attorney include:

- (1) Death of the principal;
- (2) The principal's revocation of your authority or the power of attorney;
- (3) The occurrence of a termination event stated in the power of attorney;
- (4) The purpose of the power of attorney is fully accomplished; or
- (5) If you are married to the principal, a legal action is filed with a court to end your marriage, or for your legal separation, unless the Special Instructions in this power of attorney state that such an action will not terminate your authority.

Liability of Agent

The meaning of the authority granted to you is defined in O.C.G.A. Chapter 6B of Title 10. If you violate O.C.G.A. Chapter 6B of Title 10 or act outside the authority granted, you may be liable for any damages caused by your violation.

If there is anything about this document or your duties that you do not understand, you should seek legal advice.