After Recording Return To:
Bross, McAllister, & Williams, LLC
5400 Laurel Springs Parkway, Suite 102
Suwanee, GA 30024

DEED PREPARATION ONLY

NO TITLE SEARCH PERFORMED

Parcel ID: 0102073B

E-Filed By:
Madison County Clerks Office
Clerk of Courts Katie Cross
02/28/2025 11:12 AM
Deed Book: 02223
Page: 0323
$25.00 Base Filing Fee
$0.00 Transfer Tax
PT 61: 095-2025-000255

QUIT CLAIM DEED

STATE OF GEORGIA

COUNTY OF FORSYTH

THIS INDENTURE, made this 28th day of February, 2025, between Agatha Camelia Covalschi, Joshua Kevin Covalschi and Andrea Nichole Covalschi , as party or parties of the first part, hereinafter called Grantor, and Agatha Camelia Covalschi and Octavian Tavi Covalschi, as Trustees of the Josani Legacy Trust, as party or parties of the second part.

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 the 1616th District, G.M. Madison County, Georgia, described as "Tract A - 11.97 acres and Tract B - 76.04 acres" on a plat of survey entitled "A Boundary Survey for Josani Legacy Trust", date October 16, 2024, prepared by Southeast Land Surveying, Jack E. Newsome GRLS #3113, said survey having been recorded in the Office of the Clerk of Superior Court for Madison County, Georgia at Plat Book 2024, Page 162, reference to which is hereby made for a more accurate description of the property herein described

Parcel Number: 0102073B

SUBJECT to restrictive covenants and general utility easements of record.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Agatha Camelia Covalschi

Joshua Kevin Covalschi

Andrea Nichole Covalschi

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

My Commission Expires: 1/12/28

ROBERT BROSS
NOTARY PUBLIC
DAWSON COUNTY, GEORGIA
COMMISSION EXPIRES
MAY 01/12/2028