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PARTICIPANT ID: 6768123367
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Gilmer County, GA
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NOTE: LD

**LIMITED
WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF Gilmer

FILE #: 22C0443

THIS INDENTURE made this 11 day of **March, 2022**, between **High Country of Yukon, LLC**, a Georgia Limited Liability Company as party or parties of the first part, hereinafter called Grantor, and **Joseph Dixon Donnelly**, 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 256, 284, 285, 286, 291, 292, and 322 12th District, 2nd Section, Gilmer County, Georgia and being Lot 196 of The Vineyard at Yukon, Phase Five, containing 1.67 acres, more or less, and Lot 197 of The Vineyard at Yukon, Phase Five, containing 1.61 acres, more or less, as shown on a plat of survey by Jeffrey T. Vick, Chastain & Associates, PC, RLS #3278, dated December 16, 2021, and being recorded in Plat Book 68 page 265 Gilmer County, Georgia Records, which description is incorporated herein by reference and made a part hereof.

This conveyance is subject to the Declaration of Covenants, Conditions, Restrictions & Easements for The Vineyard at Yukon as recorded in Deed Book 2357, page 238-290, Gilmer County, Georgia Records.

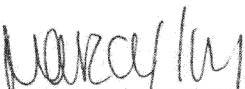
This Deed is given subject to all easements and restrictions of record.

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:

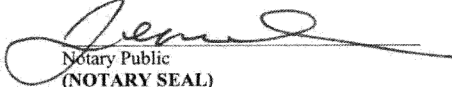


Witness

High Country of Yukon, LLC by:



(SEAL)
William Lee Holt, Jr- Authorized Agent



Notary Public
(NOTARY SEAL)

