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PARTICIPANT ID: 6768123367
CLERK: Amy Johnson
Gilmer County, GA
PT61: 061-2022-2789
NOTE: LD

Return Recorded Document to:
Brett Jones, Attorney at Law PC
146 River Street
Ellijay, GA 30540

**LIMITED
WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF GILMER

FILE #: 22C1112

THIS INDENTURE made this 17 day of June, 2022, between High Country of Yukon, LLC, a Georgia Limited Liability Company as party or parties of the first part, hereinafter called Grantor, and JoAnn R. Thornsbury, as Trustee of the JoAnn R. Thornsbury Revocable Living Trust, dated November 24, 2009, 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 283, 284, 285, 286, 291, 292, and 293 of the 12th District, 2nd Section of Gilmer County, Georgia, and being designated as Lot 278 of The Vineyard at Yukon, Phase Six, containing 2.01 acres, more or less, as shown on a plat of survey by Jeffrey T. Vick, Chastain & Associates, P.C., G.R.L.S. #3278, dated February 17, 2022, and recorded in Plat Book 69, Page 7, 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, Pages 238-290, Gilmer County, Georgia Records; as further supplemented and/or amended of record.

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

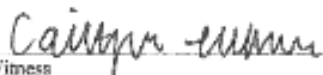
TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

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:

High Country of Yukon, LLC by:


Witness

 (SEAL)
William Lee Holt, Jr.- Authorized Agent


Notary Public
(NOTARY SEAL)

