

After Recording Return To:  
Lance Law Firm, PC  
57 Sears Way  
Blairsville, GA 30512

Order No.: 2103-VY-61-L

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FILED IN OFFICE  
04/22/2021 08:46 AM  
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AMY E. JOHNSON  
CLERK OF SUPERIOR  
COURT  
GILMER COUNTY

REAL ESTATE TRANSFER  
TAX PAID: \$89.90  
PT-61 061-2021-001584

## WARRANTY DEED

### STATE OF GEORGIA

### COUNTY OF UNION

THIS INDENTURE, made this 16th day of April, 2021, between High Country of Yukon, LLC, a Georgia limited liability company, as party or parties of the first part, hereinafter called Grantor, and Mark Stephen Blanton and Elizabeth Maureen Blanton as party or parties of the second part, as joint tenants with survivorship and not as tenants in common, hereinafter called Grantee.

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 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 322, 12th District, 2nd Section, Gilmer County, Georgia and being Lot 61 of The Vineyard at Yukon, Phase Two containing 1.94 acres, more or less, as shown on a plat of survey by Chastain & Associates, P.C., RS # 2718, dated February 18, 2021, and being recorded in Plat Book 66, Pages 338-339, Gilmer County, Georgia records, which description is incorporated herein by reference and made a part hereof.

The property is conveyed 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.

The property is subject to the right of way easement to Amicalola EMC as recorded in Deed Book 299, Page 235, Gilmer County, Georgia records.

The property is conveyed subject to the setbacks as shown on aforesaid Plat.

The property is being conveyed subject to all easements, covenants, restrictions, agreements, permits, rights of ways, government regulations, zoning ordinances and all matters of record affecting subject property.

Grantor grants to Grantee, their successors, heirs and assigns a non-exclusive, perpetual, ingress/egress and access easement to the aforesaid lot from Pleasant Valley Road along and through The Vineyard of Yukon subdivision roads.

SUBJECT to restrictive covenants and general utility easements of record.

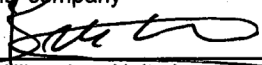
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

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

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 whomsoever.

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

High Country of Yukon, LLC, a Georgia limited liability company

BY:   
William Lee Holt, Jr.  
Authorized Agent

Signed, sealed and delivered in the presence of:

  
Unofficial Witness

  
Notary Public

My Commission Expires

