

**Prepared By:**

Weissman PC

3500 Lenox Road, 4<sup>th</sup> Floor  
Atlanta, GA 30326

**File No.: W-R-00734-25-EL**

**Parcel ID:** 3055H 004

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## **LIMITED WARRANTY DEED**

**STATE OF GEORGIA  
COUNTY OF GILMER**

THIS INDENTURE, made this 31st day of January, 2025 by and between **Marilynn A. Trotter a/k/a Marilynn Trotter Stanley, as Trustee of the Trotter Family Trust dated August 22, 2008, and as restated December 19, 2024**, as party or parties of the first part, hereinafter called Grantor, and **Richard Evans and Sharon Evans**, as JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP and not as tenants in common, 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 DOLLARS AND NO/100 (\$10.00) AND OTHER 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, the following described property, to-wit:

**SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE HERETO**

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

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, only to the proper use, benefit and behoof of the said Grantee, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

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 claiming by, through, or under Grantor herein.

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

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, on the date and year above written.

Signed, sealed and delivered  
in the presence of:

[Signature]  
Unofficial Witness

[Signature]  
Notary Public

My Commission Expires: 7/27/2028

Marilynn A. Trotter a/k/a Marilynn Trotter Stanley, as Trustee of the  
Trotter Family Trust dated August 22, 2008, and as restated  
December 19, 2024

BY: [Signature]  
Marilynn A. Trotter a/k/a Marilynn Trotter Stanley  
Trustee



## **EXHIBIT "A"**

**File No.: W-R-00734-25-EL**

All that tract or parcel of land lying and being in Land Lot 285 of the 11th District, 2nd Section of Gilmer County, Georgia, and being designated as Lot 4 of The Hammock Subdivision, Phase 1, containing 0.75 acres, more or less, and being more particularly described on plat of survey prepared by Jeffrey T. Vick, GRLS #3278, dated August 10, 2020 and recorded in Plat Book 66, Page 51-52, Gilmer County, Georgia Records. Said plat is incorporated herein by reference for a more complete legal description.

FOR INFORMATIONAL PURPOSES ONLY: Said property being known as 110 Sunset Cove according to the present system of numbering property in Gilmer County, Georgia.