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**Prepared By:**  
Weissman PC  
3500 Lenox Road, 4<sup>th</sup> Floor  
Atlanta, GA 30326

**File No.: W-04324-25-EL**

**Parcel ID:** 31028-411

## LIMITED WARRANTY DEED

**STATE OF GEORGIA  
COUNTY OF GILMER**

THIS INDENTURE, made this 18th day of April, 2025 by and between **High Country of Yukon, LLC**, as party or parties of the first part, hereinafter called Grantor, and **Shannon Dawn Shelley and Kenneth Steven Shelley**, 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.

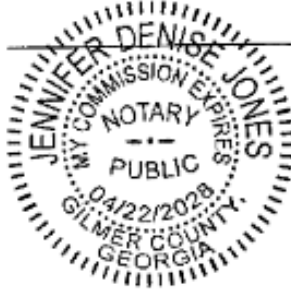
Signed, sealed and delivered

in the presence of:

Brandi Hanky  
Unofficial Witness

Jennifer Jones  
Notary Public

My Commission Expires:



High Country of Yukon, LLC

BY: Tina T. Holt  
Tina T. Holt  
Managing Member

**EXHIBIT "A"**

**File No.: W-04324-25-EL**

All that tract or parcel of land lying and being in Land Lot 321 of the 12th District, 2nd Section, Gilmer County, Georgia, being Lot 411, The Vineyard at Yukon Subdivision, Phase Eight, per plat thereof recorded in Plat Book 72, Pages 209-210, Gilmer County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description.