

DOCH 002037
FILED IN OFFICE
04/09/2018 10:42 AM
BK:2095 PG:184-184
GLENDA SUE JOHNSON
CLERK OF SUPERIOR
COURT
GILMER COUNTY

Glenda Sue Johnson
REAL ESTATE TRANSFER TAX
PAID= \$100.00

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

JOINT TENANCY WITH SURVIVORSHIP
LIMITED
WARRANTY DEED

PT-61 061-2018-000813

STATE OF GEORGIA
COUNTY OF GILMER

FILE #: 18C0118

THIS INDENTURE made this 6th day of April, 2018, between Thomas D. Timmins and Susan C. Timmins, of the County of Brevard and State of Florida, as party or parties of the first part, hereinafter called Grantor, and Katherine Chaney and Royce Chaney, as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" 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 Lots 145 and 146 of the 11th District, 2nd Section of Gilmer County, Georgia, and being designated as Lot 289 of Eagle's Mountain Resort, containing 1.16 acres, more or less, and being more particularly described on plat of survey prepared for Thomas and Susan Timmins, by Joel Jordan, GRLS #2430, dated December 16, 2014 and recorded in Plat Book 58, Page 99, Gilmer County, Georgia Records. Said plat is incorporated herein by reference for a more complete legal description.

Subject to the Covenants, Conditions and Restrictions for Eagle's Mountain Resort, Inc., recorded in Deed Book 138, Page 448, Gilmer County, Georgia records, as supplemented by instruments recorded in Deed Book 143, page 721; Deed Book 147, Page 145; Deed Book 168, Page 340; Deed Book 172, Page 474, and Deed Book 175, Page 112, said 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 behoove of the said Grantees, 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.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with the 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 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:

Scotty Poole
Witness

Thomas D. Timmins (SEAL)
Thomas D. Timmins

Cristi Jo Gilbert Schwartz 4/3/2018
Notary Public
(NOTARY SEAL)

Susan C. Timmins (SEAL)
Susan C. Timmins

