

DOCH 002689  
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BK:2036 PG:256-256  
GLENDA SUE JOHNSON  
CLERK OF SUPERIOR  
COURT  
GILMER COUNTY

*Glenda Sue Johnson*

REAL ESTATE TRANSFER TAX  
PAID: \$389.00

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

LIMITED WARRANTY DEED FT-61 061-2017-001026

STATE OF GEORGIA  
COUNTY OF GILMER

FILE #: 17C0188

THIS INDENTURE made this 28th day of April, 2017, between Jerry M. Hicks, Jr. and Susan M. Hicks, of the County of Gilmer and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Lawrence E. Johnson, 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 132, 11th District, 2nd Section, Gilmer County, Georgia, being designated as Lot 102 of Yukon Subdivision, and consisting of 1.75 acres, more or less, as shown on plat of survey for Steven Totherow and Cynthia Dawn Totherow, dated July 21, 1999, prepared by Joel Jordan, GRLS No. 2430, and recorded in Plat Book 33, Page 125, Gilmer County, Georgia records; to which reference is hereby made for a more complete and accurate legal description and together with all improvements, having a single family residence located thereon.

AND ALSO

All that tract or parcel of land lying and being in land Lots 132 and 133, 11th District, 2nd Section of Gilmer County, Georgia, and being Lot 103, consisting of 1.14 acres, as shown on plat of survey for Yukon, Phase 4. Said plat, dated October 11, 1996, by Lane S. Bishop, Georgia Registered land Surveyor No. 1575, is recorded in Plat Book 31, Pages 11-14, Gilmer County, Georgia records, with reference made thereto for the purpose of incorporating same.

This conveyance is subject to the Covenants and Restrictions as shown on plat of survey for Yukon, Phase 4, recorded in Plat Book 31, Pages 11-14, Gilmer County, Georgia 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 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.

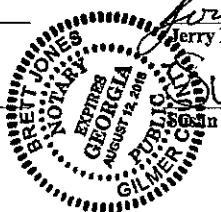
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in presence of:

*Morgan Nix*  
Witness

*Jerry M. Hicks, Jr.* (SEAL)  
Jerry M. Hicks, Jr.

*[Signature]*  
Notary Public



*Susan M. Hicks* (SEAL)  
Susan M. Hicks