

After recording, return to:
Wilson Title Services, LLC
9271 S. John Young Pkwy.
Orlando, FL 32819

eFiled & eRecorded
DATE: 12/20/2023
TIME: 12:10 PM
DEED BOOK: 01353
PAGE: 00876 - 00878
RECORDING FEES: \$25.00
TRANSFER TAX: \$1.00
PARTICIPANT ID: 5813126865,7067927936
CLERK: David C Wall
HABERSHAM County, GA
PT61: 0682023002690

WARRANTY DEED

FOR VALUABLE CONSIDERATION, received and to be received, **JOHNNY STROUD AND CAROLYN STROUD** with an address c/o Apple Mountain Resort Club, Inc., 1201 Elm St., Suite 4600, Dallas, Texas 75270 ("**Grantor**"), has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm to **Silverleaf Resorts, LLC**, a Texas limited liability company with an address of P. O. Box 37049, Haltom City, Texas 76117 ("**Grantee**"), the following described real property located in Habersham County, Georgia, (the "**Property**") subject to the reservations from and exceptions to conveyance described below:

A **1.923%** undivided interest as tenant-in-common in and to Unit No. **037** (the "Unit"), **Apple Mountain Resort, Phase 1**, a vacation resort in Habersham County, Georgia, according to the Amended and Restated Declaration of Restrictions, Covenants and Conditions recorded in Volume 488, Page 1 in the Superior Court of Habersham County, Georgia (the "Declaration") and as shown and described in the Plat of **Apple Mountain Resort**. Recorded in Volume **45**, Page **241** of the Plat Records of Habersham County, Georgia, together with the exclusive right to occupy the Unit during Use Period No. **19** beginning May 10, 2008 as said Use Period is defined in the Declaration, upon and subject to all of the terms, restrictions, covenants and provisions in the Declaration and any amendments and/or supplements thereto.



WDEED

Apple Mountain Resort

Together with the appropriate undivided ownership interest in the common elements declared in the Declaration to be an appurtenance to the above-described Property;

Less and Except such oil, gas and other mineral interests and all rights and privileges in connection therewith as may have been reserved or conveyed by prior owners, if any, and FURTHER SUBJECT to (i) the laws and ordinances of the United States of America and the State of Georgia; (ii) easements of record; (iii) the notes and other indicated restrictions, if any, on the recorded plat or plats; and (iv) the conditions, covenants, reservations, easements, charges and liens reflected in the Declaration.

TO HAVE AND TO HOLD the above-described Property, together with all and singular the rights and appurtenances thereto belonging, to Grantee and Grantee's heirs, executors, administrators, successors and assigns forever. Subject to the terms and provisions contained herein, Grantor does hereby bind itself and its legal representatives, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the premises to Grantee, and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claims the Property or any part thereof, by, through or under Grantor, but not otherwise, except as to the reservations from and exceptions to conveyance described above.

When this deed is executed by more than one person, this deed will be construed as though "Grantor" were written "Grantors" and the words in their number were changed to correspond.

[Signatures follow on next page.]

Apple Mountain Resort

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed effective as of the date set forth below.

Signed, sealed and delivered in the presence of:

✓ Jacquelyn A. Walker
Unofficial Witness Signature

✓ Jacquelyn A. Walker
Unofficial Witness Print Name

GRANTOR(S):

✓ Johnny Stroud
Grantor's Signature

JOHNNY STROUD [REDACTED]
Print Name (address provided above) Unit 6A 30083

✓ Carolyn Stroud
Grantor's Signature 5433 MOUNTAIN 30083

CAROLYN STROUD

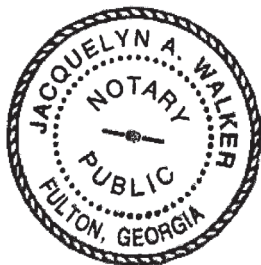
Grantor's Signature

Print Name (address provided above)

STATE OF ✓ Georgia
COUNTY OF ✓ Fulton

Before Me, the undersigned authority authorized to take acknowledgements in the state and county aforesaid, appeared, **JOHNNY STROUD AND CAROLYN STROUD** who is/are personally known to me or who has/have produced ✓ N/A as identification and who did not take an oath, and who acknowledged that he/she/they executed the foregoing Warranty Deed freely and voluntarily before the above-subscribing witness.

WITNESS my hand and seal this ✓ 13th day of ✓ November, 20✓ 23.



✓ Jacquelyn A. Walker
Notary Public Signature

✓ Jacquelyn A. Walker
Notary Public Print Name

I Am A Notary Public Of The State Of: ✓ Georgia

My Commission Expires: ✓ 01/18/2026

Apple Mountain Resort