

WARRANTY DEED

For and in consideration of the sum of Thirty-two Hundred Dollars (\$3200.00) cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged, Harold M. Liles and wife, Doris R. Liles does hereby sell, convey and warrant to Mackie D. Rodgers and wife, Gayle P. Rodgers as tenants by the entirety with the right of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 132 in Section B of Koko Reef Subdivision as shown on the Plat appearing in Plat Book 7, page 26-34 in the Chancery Court Clerk's Office of DeSoto County, Mississippi, to which recorded plat reference is made for a more particular description, said lot being situated in Section 30, Township 3, Range 9.

The warranty in this Deed is subject to the restrictive covenants and utility easements shown on the plat of the subdivision and is subject to the following covenants, limitations and restrictions which are to run with the land in the same manner and for the same time as the restrictions on said recorded plat of subdivision.

1. Each owner corporate or otherwise, of any interest in land in Koko Reef Subdivision shall be a member of Koko Reef Maintenance Association, a non-profit corporation to be created for the benefit of owning and maintaining the lake, dam site, drives and other common areas which membership is subject to the bylaws and other rules and regulations thereof. Such owner shall have the right to use the lakes in the subdivision only so long as he is a member of said Association.

2. The property herein conveyed is subject to an assessment by Koko Reef Maintenance Association on an annual basis when same is assessed with the assessments to be used only for the maintenance of the lake, dam, dam site, drives and other common areas. Said assessment shall be due and payable as the Board of Directors shall determine and if not so paid, shall bear interest at the rate of six (6%) per cent per annum from due date until paid and such assessment shall be a lien upon the property so assessed and collected by proper action at law or proceedings in Chancery for enforcement of such lien.

3. The property is subject to a lien for water service to Koko Reef Water Company, or its successors, which lien may be collected by suit at law or in Chancery.

Harold M. Liles
Harold M. Liles

Doris R. Liles
Doris R. Liles



STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named, Harold M. Liles and wife, Doris R. Liles who acknowledged that they signed and delivered the above and foregoing warranty deed on the day and date therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office this
the 19th day of November, 1980

Nancy J. Sutton
My Comm. Expires 1-31-84

STATE OF MISSISSIPPI, DESOTO COUNTY
I certify that the within instrument was filed for record at 4 o'clock 30 minutes P.M. 19 day of Nov. 1980, and that the same has been recorded in Book 151 Page 229 records of WARRANTY DEEDS of said County.
Witness my hand and seal this the 21 day of Nov. 1980.
Fee \$ 3.50 Pd. SEAL *H. A. Ferguson* CLERK