

ROBERT G. WAGONER, JR., ET AL

GRANTORS

TO

WARRANTY DEED

MARY ANN WAGONER SCRUGGS,

GRANTEE

For and in consideration of \$10.00, cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, ROBERT G. WAGONER, JR., and DORIS WAGONER PLASTER do hereby sell, convey and warrant unto MARY ANN WAGONER SCRUGGS our undivided one-third (1/3) interest in the following described lands lying and being situated in Section 2, Township 3, Range 7 West, DeSoto County, Mississippi:

20 acres in Section 2, Township 3, Range 7 West, DeSoto County, Mississippi, described as beginning at a point 672.55 feet East of the SW corner of the SE 1/4 of Section 2, Township 3 South, Range 7 West; said point being in the center of Bright's Road; thence North 05° 18' 10" West 417.42 feet to a point; thence North 03° 48' 10" West 273.50 feet to a point; thence South 86° 11' 50" West 695.69 feet more or less to an iron pin; thence North 05° 40' West 596.74 feet to an iron pin; thence East 1148.56 feet to an iron pin; thence South 00° 37' 30" West 996.32 feet to a point; thence South 84° 41' 50" East 23.64 feet to a point; thence South 04° 50' 30" East 208.71 feet to an iron pin; thence South 84° 41' 50" East 327.0 feet to the point of beginning; containing 20 acres, more or less, according to the survey of Tom King, CE, May 10, 1969. LESS AND EXCEPT 5.64 acres more or less in the southeast quarter of Section 2, Township 3, Range 7 West, DeSoto County, Mississippi, more particularly described as follows: Beginning at a point 897.15 feet east of the southwest corner of the southeast quarter of Section 2, Township 3, Range 7 West, said point being in Brights Road; thence North 7° 27' 46" West 1,227.09 feet to an iron pin in the north line of the Wagoner 20 acres; thence east 295.0 feet along said line to found axle on the west line of the T. R. Reynolds 20 acres; thence south 1° 01' 40" west 996.32 feet along said line to an iron pin on the west line of T. R. Reynolds said 20 acres (said iron pin being on the north line of the original 1 acre tract of Ronnie and Jane Seeley); thence south 84° 41' 50" west 23.64 feet along said line to an iron pin; thence South 4° 50' 30" east 208.71 feet along the west line of the T. R. Reynolds 20.0 acres to a point; thence south 84° 41' 50" west 112.40 feet to the point of beginning, as per survey of Charles G. Carver, R. L. S. #1555, dated June 19, 1976.

By way of explanation, the Grantors, together with the Grantee constitute the sole heirs at law of Annie Mae Wagoner and Robert G. Wagoner who died intestate and who at the time of their death were adult resident citizens of DeSoto County, Mississippi, with a fixed place of residence therein. Further, the parties herein are the only children of the said Annie Mae Wagoner and Robert G. Wagoner.

The warranty of this deed is subject to rights of way and easements for public roads and public utilities and to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

POSSESSION is given upon the delivery of this deed.

WITNESS OUR SIGNATURES this the 26<sup>th</sup> day of April, 1983.

Robert G. Wagoner, Jr.  
ROBERT G. WAGONER, JR.  
Doris Wagoner Plaster  
DORIS WAGONER PLASTER

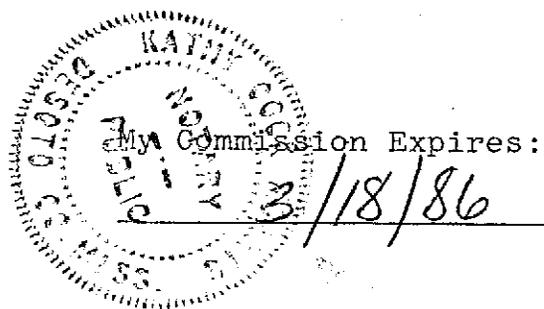
STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, the within named ROBERT G. WAGONER, JR., and DORIS WAGONER PLASTER, 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 26<sup>th</sup> day of April, 1983.

NOTARY PUBLIC

Kathy Creek Morris



ADDRESS OF GRANTORS:

83 Pontotoc  
Heanands, Ms 38632  
P.O. Box 366  
Fort Cobb, Oklahoma

ADDRESS OF GRANTEE:

205 B. Karen Dr.  
Finogagan, Guam 96912

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 9 o'clock 15 minutes AM 29 day of April 1983, and that the same has been recorded in Book 164 Page 40 records of WARRANTY DEEDS of said County.

Witness my hand and seal this the 29 day of April 1983.  
Fees 3.50  
H. M. Ferguson CLERK