

WILLIAM THOMAS WARD, ET UX, (
 Grantors (
 TO (
 RICHARD PATRICK WILSON, (
 Grantee (

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, WE, WILLIAM THOMAS WARD and wife, KELLIE T. WARD, do hereby grant, bargain, sell, convey, and warrant to RICHARD PATRICK WILSON that certain real property lying and being situated in DeSoto County, Mississippi, and being more particularly described as follows:

Lot 157 in Section B of Delta Ridge Mobile Home Park Subdivision as shown on plat appearing of record in Plat Book 9, Pages 33-40, 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 6, Township 3, Range 9.

Grantors do further hereby convey and warrant title to Grantee the 1975 Sunshine Mobile Home, 65 feet by 12 feet, Serial Number 3516, together with the ceiling fan, stove, oven, vent, insert, and all window treatments situated therein, and together with the fountains and three (3) storage buildings situated thereon.

The above described property is conveyed subject to road rights of way, public utility easements, and zoning, subdivision, and health department regulations of DeSoto County, Mississippi; subject to any prior reservation or conveyance of minerals, of every kind and character, including, but not limited to, oil, gas, sand, and gravel, in, on, and under subject property; subject to covenants, limitations, and restrictions of said subdivision as shown on plat of said subdivision of record in Plat Book 9, Pages 33-40, of the records of DeSoto County, Mississippi; subject to covenants, limitations, and restrictions as found in Deed conveying said property and of record in Deed Book 104, Page 181, of the records of DeSoto County, Mississippi; subject to any boundary line disputes, adverse possessions,

encroachments, shortages in acreage, or any other matters which might be revealed by an accurate current survey; and subject to taxes for the year 1989, which taxes are not yet due or payable, but which constitute a lien which relates back to January 1, 1989.

Taxes for the year 1989 are being pro-rated on an estimated basis to the date of this Deed as part of this closing. Taxes for all subsequent years are to be the responsibility of Grantee, his heirs or assigns.

Possession of the above described property shall be delivered to Grantee upon delivery of this Deed.

Witness our signatures, this the 6th day of April, 1989.

William Thomas Ward

WILLIAM THOMAS WARD
Kellie T. Ward

KELLIE T. WARD

Mr. and Mrs. W. T. Ward
1701 Baker Road
Lake Cormorant, MS. 38641
(601) 368-5982

Mr. R. Patrick Wilson
578 Wetonga Lane
Hernando, MS. 38632
(601) ~~368~~ NO telephone

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 WILLIAM THOMAS WARD and wife, KELLIE T. WARD, who each acknowledged that they signed and delivered the above and foregoing WARRANTY DEED as their free and voluntary act and deed on the day and date mentioned therein and for the purposes therein expressed.

Given under my hand and official seal of office, this the 6th day of April, 1989.

William F. Hago

NOTARY PUBLIC

