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PHYLLIS L. BOHRER,
N/K/A PHYLLIS J. SEIDEL,
GRANTOR

TO

W A R R A N T Y
D E E D

RANDALL J. LEVANGIE, ET UX,
GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, PHYLLIS L. BOHRER, N/K/A PHYLLIS J. SEIDEL, does hereby sell, convey and warrant unto RANDALL J. LEVANGIE and wife, TAMARA L. LEVANGIE, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

TRACT 1

A 7.8248, more or less, Acre tract of land being known at Lot No. 1 of the Bohrer Tract being located in the south half of Section 32, Township 3 South, Range 7 West, DeSoto County, and is further described by metes and bounds as follows: Begin at a "P.K.Nail" (found) in the present centerline of McIngvale Road at the northeast corner of Lot No. 3, said nail being 348.5 feet south of the present intersection of said centerline with the northerly line of the Southwest Quarter of Section 32, Township 3 South, Range 7 West; thence South 01 degrees 48 minutes 02 seconds East 290.62 feet with said centerline to a "P.K.Nail" (found) at the southeast corner of Lot No. 3 and the northeast corner of Lot No. 2; thence South 02 degrees 57 minutes 00 seconds East 799.49 feet with said centerline to a "P.K.Nail" (set) at the southeast corner of Lot No. 2, said nail being also the True Point of Beginning for the herein described tract; thence continue South 02 degrees 57 minutes 00 seconds East 498.67 feet with said centerline to a "P.K.Nail" (found); thence North 86 degrees 34 minutes 43 seconds West 486.92 feet to an iron stake (found) in the easterly line of Interstate 55 (300 ft. ROW); thence North 08 degrees 49 minutes 54 seconds West 732.19 feet with the easterly line of said interstate to an iron stake (set) at the southwest corner of Lot No. 2; thence North 81 degrees 10 minutes 06 seconds East 160.79 feet along a southerly line of Lot No. 2 to an iron stake (set); thence South 55 degrees 59 minutes 42 seconds East 499.31 feet along a southerly line of Lot No. 2 to the point of beginning and containing 7.8248, more or less, acres of land being subject to all codes, regulations and revisions, easements and right-of-ways of record,

AND

TRACT 2

7.8248, more or less, acre tract of land being known as Lot No. 2, of the Bohrer Tract being located in the South Half of Section 32, Township 3 South, Range 7 West, DeSoto County, Mississippi, and is further described by metes and bounds as follows: Begin at a "P.K.Nail" (found) in the present centerline of McIngvale Road at the Northeast corner of Lot No. 3, said nail being 348.5 feet South of the present intersection of said centerline with the Northerly line of Southwest Quarter of Section 32, Township 3 South, Range 7 West; thence South 01 degrees 48 minutes 02 seconds East 290.62 feet with said centerline to a "P.K.Nail" (found) at the Southeast corner of Lot No. 3, said nail being also the True Point of Beginning for the herein described Lot; thence South

02 degrees 57 minutes 00 seconds East 779.49 feet with said centerline to a "P.K.Nail" (set) at the Northeast corner of Lot No.1; thence North 55 degrees 59 minutes 42 seconds West 499.31 feet along a northerly line of Lot No. 1 to an iron stake (set); thence South 81 degrees 10 minutes 06 seconds West 160.79 feet along a northerly line of Lot No. 1 to an iron stake (set) in the easterly line of Interstate 55 (300 ft. ROW); thence North 08 degrees 49 minutes 54 seconds West 495.37 feet with the easterly line of said interstate to an iron stake (set) at the southwest corner of Lot No. 3; thence North 86 degrees 45 minutes 56 seconds East 609.71 feet along the southerly line of Lot No. 3, to the point of beginning, containing 7.8248, more or less, acres of land being subject to all codes, regulations and revisions, easements and rights of way of record.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the Grantors agrees to pay to said Grantees or their assigns any deficit on an actual proration.

Edward J. Seidel joins in this conveyance for the purpose of conveying his rights to homestead in the above described property.

Possession is to be given with delivery of Deed.

WITNESS our signatures this 9th day of May, 1991.

D.T. STATE MS.-DESOTO CO.
FILED

PHILLIS J. BOHRER, N/K/A
PHILLIS J. SEIDEL

MAY 13 12 14 PM '91

EDWARD J. SEIDEL

RECORDED 5/15/91
DEED BOOK 235

STATE OF MISSISSIPPI
COUNTY OF DESOTO
W.E. DAVIS CH. CLK.

PERSONALLY appeared before me, the undersigned authority in and for said County and State, the within named PHILLIS L. BOHRER, N/K/A PHILLIS J. SEIDEL and husband, EDWARD J. SEIDEL, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and year 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 9th day of May, 1991.

Debra M. Smith
Notary Public



My Commission Expires:
My Commission Expires June 24, 1991

Grantees' Address:
5741 McIngvale Road
Hernando, MS 38632
Telephone No.: (W) 365-0970
(H) 429-3865

Grantors' Address:
P. O. Box 11162
Albuquerque, NM 87192
Telephone No. (W) 505-298-6994
(H) 505-296-1184