

KENNETH STEVEN ST. AUBIN, GRANTOR

AUG 8 10 32 AM '95

TO

WARRANTY DEED

VIRGIS RICHMOND, GRANTEE

BK 289 PG 26
W.E. DAVIS CH. CLK.
By B. Cleveland &

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor, KENNETH STEVEN ST. AUBIN, a single person, hereby sells, conveys, and warrants unto the Grantee, VIRGIS RICHMOND, the land in DeSoto County, Mississippi, being more particularly described as follows:

0.51 acres (22,215.6 s.f.) being part of the Northeast Quarter of the Southeast Quarter of Section 30, Township 3 South, Range 9 West, DeSoto County, Mississippi and described as follows:

Commencing at the Northeast corner of the Southeast Quarter of Section 30, Township 3 South, Range 9 West; thence South 81 degrees 40' 52" West 307.26 feet to a point at the Northwest corner of the St. Aubin 10 acre tract and common Northeast corner of the Richmond 10 acre tract; thence South 04 degrees 05' 55" West 873.4 feet along the West line of the St. Aubin tract and the common East line of the Richmond tract to a 3/8" rebar at the Northwest corner of said 0.51 acres and the Point of Beginning; thence North 34 degrees 13' 38" East 55.58 feet into the St. Aubin tract to a 3/8" rebar; thence South 42 degrees 21' 32" East 100.97 feet to a 3/8" rebar; thence South 31 degrees 34' 32" East 83.9 feet to a 3/8" rebar; thence South 40 degrees 07' 59" West 194.53 feet to a 3/8" rebar; thence North 04 degrees 05' 55" East 249.5 feet to the Point of Beginning. 0.51 acres being part of the St. Aubin 10 acre tract.

The above described land is part of the land conveyed by the Deed in Book 251, Page 828.

By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect in DeSoto County, Mississippi and rights of way and easements for public roads,

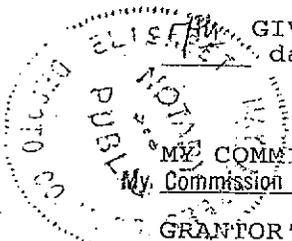
flowage, and utilities. Taxes for the current year 1995 will be prorated as of closing. Possession is to be given upon delivery of this Deed

EXECUTED this the 7th day of August, 1995.

Kenneth Steven St. Aubin
KENNETH STEVEN ST. AUBIN

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 KENNETH STEVEN ST. AUBIN, who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.



GIVEN under my hand and official seal of office this the 7th day of August, 1995.

Elizabeth May Forbes
NOTARY PUBLIC

MY COMMISSION EXPIRES:
My Commission Expires Jan 18, 1999

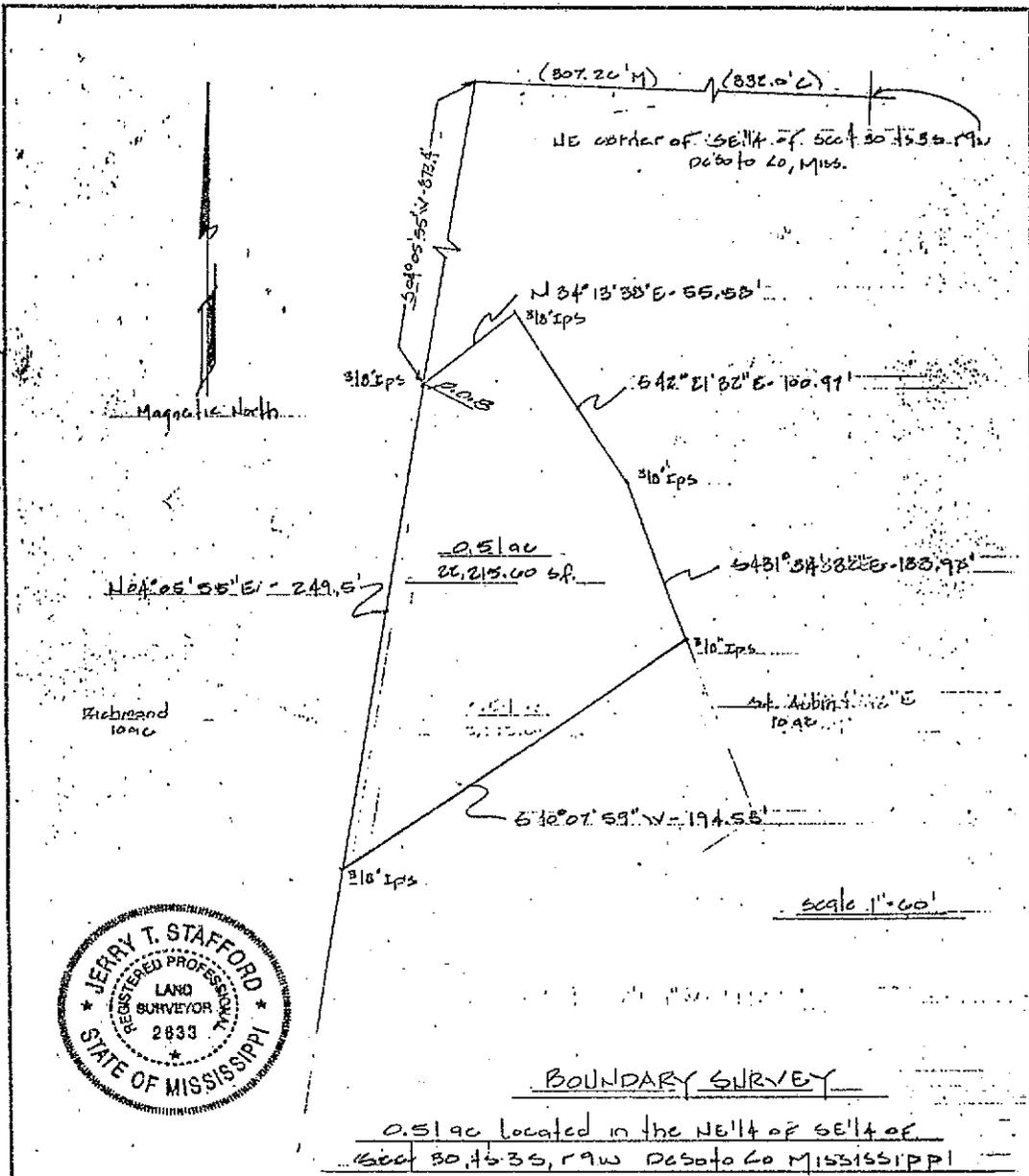
GRANTOR'S ADDRESS: 11080 Koka Reef Dr. Hernando, MS 38632
Home #: (601) ~~429-1532~~ Bus #: () 412

GRANTEE'S ADDRESS: 11060 Koka Reef Dr. Hernando, MS 38632
Home #: (601) ~~429-0026~~ Bus #: (901) 521-2285

Prepared by:
Walker, Brown & Brown, P. A.
P. O. Box 276
Hernando, MS 38632
(601) 429-5277
(901) 521-9292

/jvrchmnd.wd11

PREPARED BY:
WALKER, BROWN & BROWN, P.A.
P.O. BOX 276 / 220 W. COMMERCE
HERNANDO, MS. 38632
(601) 429-5277 / (901) 521-9292



BOUNDARY SURVEY

0.51 ac located in the NE 1/4 of SE 1/4 of Sec 30 T25S, R9W DeSoto Co Mississippi

Field Work Date July 1995
 Trv. Clos. Angle 0.0015 Dist. 0.10' Ref: deed bk 159 pg 509

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS SHOWN HEREON FROM PHYSICAL FEATURES FOUND ON THE GROUND AND DEEDS OF RECORD, AND THAT THIS PLAT IS A TRUE AND CORRECT EXEMPLIFICATION OF A CLASS C SURVEY. ALSO ACCORDING TO FIA MAP NO. 28033C 009SD DATED 3 MAY 90 THIS PROPERTY IS NOT LOCATED IN A HUD IDENTIFIED FLOOD HAZARD ZONE. CERTIFIED TO THIS THE 10 DAY OF July 1995

Jerry T. Stafford
 JERRY T. STAFFORD, MS. RLS#2633

STAFFORD SURVEYING - 6750 BLACK OAK DR. W. - WALLS - MISSISSIPPI - 38680
 TELE. 601/781-0310 FAX. 601/781-3559