

PREPARED BY AND RETURN TO:
TAYLOR, JONES, ALEXANDER, SORRELL & McFALL, LTD.
ATTORNEYS AT LAW
P. O. BOX 188, SOUTHAVEN, MS 38671
(601) 342-1300

STATE MS.-DESOTO CO.
FILED

APR 5 1 57 PM '96 me

WILLIAM R. LINCOLN
GRANTOR

BK 298 PG 527
W.E. DAVIS CH. CLERK WARRANTY

TO

DEED

LARRY S. POE and
MARGARET G. POE
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, I, WILLIAM R. LINCOLN do hereby sell, convey, and warrant unto LARRY S. POE and MARGARET G. POE, as joint tenants with right of survivorship and not as tenants in common, the land and all appurtenances thereon lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lots 207 and 208, Section "B", DELTA RIDGE SUBDIVISION, in Section 5, Township 3 South, Range 9 West, Desoto County, Mississippi as per plat thereof recorded in Plat Book 9, Pages 33-40 in the office of the Chancery Clerk of DeSoto County, Mississippi.

The above property is the same property conveyed to the Grantor by Quitclaim Deeds of record in Book 228, Page 749 and Book 288, Page 552 in the Chancery Clerk's Office of Desoto County, Mississippi.

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

The hereinabove lots are conveyed subject to restrictive covenants of said subdivision as set out on said plat of said subdivision as recorded in the Chancery Court clerk's Office of DeSoto County, Mississippi, recorded plat being DELTA RIDGE SUBDIVISION and further 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 plat of subdivision.

1. All residences in this subdivision, including mobile homes, shall have inside toilets. No outside privies will be permitted.

2. No failure or neglect on the part of the grantor or of any owner of lands embraced in said Delta Ridge Mobile Home Park Subdivision, recorded plat being Delta Ridge Subdivision, to demand or insist upon the observance of any provision, requirement, covenant, limitation, restriction or condition herein contained or referred to or to proceed for the restraint of violations thereof, shall be deemed a waiver of such violation or operate as an estoppel to restrain a continuance thereunder; nor shall a waiver thereof, in any particular be deemed a waiver of any other default thereunder, whether of the same or of a different nature; but any such provision, requirement, covenant, limitation, restriction or condition, may be enforced at any time, notwithstanding violations thereof may have been suffered or permitted theretofore.

3. All lots in the subdivision will have a water service tap at the road property line and are subject to a water service charge by Trinity Water Company, or their successors under its scheduled rates, terms and conditions on file with the Mississippi Public Service Commission. Any unpaid charge for water service shall be a lien on the property and collectible by proper action at law, or

proceeding in Chancery, for enforcement of such lien.

4. All improvements other than mobile home placed upon any lot in the Subdivision shall be of permanent type construction, with exterior of wood, shingles, brick or stone, which preserve the character of the subdivision as an area of attractive vacation cottages and homes. No more than one residential structure shall be placed on any lot. No fence shall be erected more than six feet in height.

5. No lot in the subdivision shall be advertised for sale by the display of a sign placard, bill pr poster prior to April 1, 1974.

Taxes for 1996 are to prorated between the Grantor and Grantees as of this date based on the previous year and are to be paid by the Grantees.

Possession is to be given on delivery of this deed.

WITNESS my signature(s), this the 29th day of March, 1996.

William R. Lincoln
WILLIAM R. LINCOLN

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County aforesaid, the within named WILLIAM R. LINCOLN who acknowledged that he signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned, as his free act and deed, and for the purposes therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 29th day of March, 1996.

Marilyn F. Crabbe
Notary Public

My commission expires: ~~MY COMMISSION EXPIRES JUL 2, 1999~~

PROPERTY ADDRESS: 10890 NORTHVALE, HERNANDO, MS 38632

Grantors Address:
7106 VILLAGE LAKE
OLIVE BRANCH, MS
Res# 873-0936
Bus# SAME

Grantees Address:
10890 Northvale
Hernando, Ms 38632
Res# SAME
Bus#

601-429-1564