

BK 0325 PG 0049

STATE MS. - DESOTO CO.

Nov 17 4 22 PM '97

Prepared by:

Mary Vick  
2154 Fogg Road  
Hernando, MS 38632

PH# 601-429-6657

BK 325 PG 49  
W.F. DAVIS CH. CLK.

STEVE B. CARTER,  
Grantor,

TO

WARRANTY DEED

CLAIRE B. HYTTEN,  
Grantee

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, i, STEVE B. CARTER, do hereby grant, bargain, sell, convey and warrant to CLAIRE B. HYTTEN that certain real property lying and being situated in the Desoto County, Mississippi, and being more particularly described as follows:

Lot 1, Cub Lake Estates Subdivision, in Sections 29 and 32, Township 3 South, Range 9 West, Desoto County, Mississippi, as per plat thereof recorded in Plat Book 50, Page 37, in the office of the Chancery Clerk of Desoto County, Mississippi,

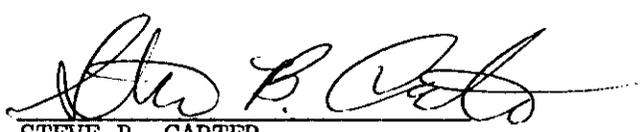
The above described property is conveyed subject to road rights of way, public utility easements, and zoning, subdivision, and health department regulations of Desoto County, Mississippi; subject to any matters which might be revealed by an accurate current survey; subject to any prior reservations or conveyance of oil, gas, or mineral rights of any kind or character whatsoever; subject to covenants, limitations, and restrictions of said subdivision as shown on plat of record in Plat Book 50, Page 37, of the records of Desoto County, Mississippi; and subject to taxes for the year 1997, which taxes are not yet due or payable but which constitute a lien which relates back to January 1, 1997.

Taxes for the year 1997 are being pro-rated on an estimated basis as part of this closing. Grantor shall be liable to Grantee for any unpaid pro-rata portion of said taxes which may be determined upon publication of said taxes. Taxes for all subsequent years are to be the responsibility of Grantee, his heirs and/or assigns.

Possession of said real property is given to Grantee upon delivery of this Deed.

Grantor does hereby covenant and warrant that said real property comprises no part of the homestead of either, and that it is not necessary for any spouse or other person or party to join in this conveyance.

Witness my signature, this the 12th day of November, 1997.

  
STEVE B. CARTER

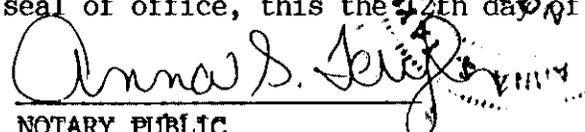
Mr. Steve B. Carter  
688 White Goose Cove  
Hernando, MS 38632  
Home: (601)429-0525  
Work: (601)429-0525

Mrs. Claire B. Hytten  
8648 Lehigh Avenue  
Sun Valley, CA 91352  
Home: (818) 767-7813  
Work: N/A

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day appeared before me, the undersigned authority in and for said County and State, the within named STEVE B. CARTER, who acknowledged that he signed and delivered the above and foregoing WARRANTY DEED as 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 12th day of November, 1997.

  
NOTARY PUBLIC  
MY COMMISSION EXPIRES FEB. 29, 2000