

Prepared By & Return To:
Bridgforth & Buntin
P. O. Box 241
Southaven, MS
(601) 393-4450

STATE MS. - DESOTO CO.
FILED
FEB 17 2 16 PM '99

WARRANTY DEED

BK 347 PG 562
W.F. DAVIS CH. CLK.

MINNIE W. ASH

GRANTOR(S)

TO

RONALD A. SOLBERG, ET UX

GRANTEE(S)

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, MINNIE W. ASH, does hereby sell, convey and warrant unto RONALD A. SOLBERG and wife, PATRICIA A. SOLBERG, 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, described as follows, to-wit:

16.52, MORE OR LESS, ACRE TRACT OF LAND BEING KNOWN AS TRACT NO. 3 OF THE DIVISION OF THE RONALD M. AND MINNIE W. ASH TRACTS OF LAND KNOWN AS LOT NO.81, PHASE III, WHISPERING PINES SUBDIVISION (PLAT BOOK 31, PAGES 27-29) AND A 47.54, MORE OR LESS; ACRE TRACT BEING LOCATED IN SECTIONS 1 AND 12, TOWNSHIP 2 SOUTH, RANGE 6 WEST, DESOTO COUNTY, MISSISSIPPI AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN AT A "P.K. NAIL" (FOUND) IN THE PRESENT CENTERLINE OF POLK LANE, SAID NAIL BEING 50 FEET SOUTHWARDLY FROM THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAID NAIL BEING ALSO THE NORTHEAST CORNER OF TRACT NO.1; THENCE NORTH 89 DEGREES 45 MINUTES 48 SECONDS WEST 1451.80 FEET ALONG THE NORTHERLY LINE OF TRACT NO.1 TO A "FENCE RAIL" (FOUND), SAID RAIL BEING ALSO THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT; THENCE NORTH 00 DEGREES 32 MINUTES 11 SECONDS EAST 459.11 FEET CROSSING INTO SECTION 1, TOWNSHIP 2 SOUTH, RANGE 6 WEST TO A "FENCE RAIL" (FOUND); THENCE NORTH 89 DEGREES 31 MINUTES 11 SECONDS WEST 850.62 FEET TO A "FENCE RAIL" (FOUND) IN THE EASTERLY LINE OF LOT NO.81, PHASE III, WHISPERING PINES SUBDIVISION, THENCE NORTH 29 DEGREES 26 MINUTES 39 SECONDS EAST 354.34 FEET ALONG THE EASTERLY LINE OF LOT NO.81 AND WITH AN EASTERLY LINE OF SAID SUBDIVISION TO A "FENCE RAIL" (FOUND) AT THE SOUTHEAST CORNER OF LOT NO.49 OF SAID SUBDIVISION; THENCE NORTH 80 DEGREES 36 MINUTES 29 SECONDS WEST 717.94 FEET ALONG THE SOUTHERLY LINE OF LOT NO.49 TO A "FENCE RAIL" (FOUND) AT THE SOUTHWEST CORNER OF LOT NO.49 IN THE EASTERLY LINE OF ROLLING PINE CIRCLE EAST; THENCE SOUTH 17 DEGREES 48 MINUTES 07 SECONDS WEST 87.08 FEET (CLOSING LINE) WITH THE EASTERLY LINE OF ROLLING PINE CIRCLE EAST TO A "FENCE RAIL" (FOUND) AT THE NORTHEAST CORNER OF LOT NO.79; THENCE SOUTH 38 DEGREES 28 MINUTES 32 SECONDS EAST 635.07 FEET ALONG THE EASTERLY LINE OF LOT NO.79 TO A "FENCE RAIL" (FOUND) AT A SOUTHEAST CORNER OF LOT NO.79 IN THE EASTERLY LINE OF SAID PHASE III, WHISPERING PINES SUBDIVISION; THENCE SOUTH 47 DEGREES 01 MINUTES 00 SECONDS WEST 438.92 FEET ALONG A SOUTHERLY LINE OF LOT NO.79 AND WITH AN EASTERLY LINE OF SAID SUBDIVISION TO A "FENCE RAIL" (FOUND) IN THE EASTERLY LINE OF THE FRISCO RAILROAD AND AT THE NORTHWEST CORNER OF TRACT NO.1; THENCE SOUTH 89 DEGREES 27 MINUTES 28 SECONDS EAST 1333.07 FEET ALONG THE NORTHERLY LINE TRACT NO.1 TO THE POINT IF BEGINNING CONTAINING 16.52, MORE OF LESS, ACRES OF LAND BEING SUBJECT TO ALL CODES, REGULATIONS AND REVISIONS, EASEMENTS AND RIGHT-OF-WAYS 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.

Taxes for the current year have been pro-rated.

Possession is to be given with deed.

WITNESS my signature this the 12th day of February, 1999.

Minnie W. Ash
MINNIE W. ASH

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 12th day of February, 1999 within my jurisdiction, the within named MINNIE W. ASH, who acknowledged that she executed the above and foregoing instrument.

My Commission expires:
9-22-2000

Melanie S. Bennett
NOTARY PUBLIC

Grantor Address & Phone:
9253 Laurel Hill South
Olive Branch, MS 38654
(H) 601:895-7581
(W) 901-542-7500

Grantee Address & Phone:
4825 Polk Lane
Olive Branch, MS 38654
601-895-4342
(W) 901-375-4222

