

Prepared By and Return To:

James E. Holland, Attorney @ Law  
 Post Office Box 256  
 Horn Lake, MS 38637  
 601/342-1333  
 No Title Opinion Requested Or Given

STATE MS. - DESOTO CO.  
FILEDWARRANTY DEED

*W* AUG 3 9 09 AM '99

**Estate of Joseph E. Dangelo, By Rose Marie Serio McIver, Co-Executrix  
 GRANTOR**

BK 356 PG 649  
 W.E. DAVIS CH. CLK.

To:

**Vincent M. Serio, Sr., Margaret B. Serio and Rose Marie Serio McIver  
 GRANTEES**

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Rose Marie Serio McIver, Co-Executrix for the Estate of Joseph E. Dangelo, Deceased**, being duly authorized by Order entered July 26, 1999, in Cause No. 98-8-918 in the matter of the Estate of Joseph E. Dangelo, Deceased, in the Chancery Court of Desoto County, Mississippi, Grantor, do hereby sell, convey, and warrant unto **Vincent M. Serio, Sr., Margaret B. Serio and Rose Marie Serio McIver, Grantees**, as joint tenants with right of survivorship and not as tenants in common, all of my interest in and to the following described property lying and being situated in Horn Lake, Desoto County, Mississippi, being more particular described as follows, to wit:

Lot 270, Section "E", Kingston Estates Subdivision, situated in Section 28, Township 1 South, Range 8 West, in Desoto County, Mississippi, as shown on Plat of record in Plat Book 51, Page 36, in the Office of the Chancery Clerk of Desoto County, Mississippi, to which Plat reference is made for a more particular description..

The warranty in this Deed is subject to rights-of-ways and easements of record for public roads and public utilities, subdivisions and zoning regulations in effect, prior reservations of oil and mineral rights, all applicable building restrictions and restrictive covenants of record, in the Office of the Chancery Court Clerk of Desoto County, Mississippi, including, but not limited to, Plat Book 51, Page 36.

Taxes for the year 1999 and all subsequent years which shall be prorated as of the date of closing and which Grantees assume and agree to pay as and when due with possession to be given with receipt of Deed.

Grantor covenants that she is conveying any and all interest owned by the Testator at his death in the above described premises and that such conveyance was made with full authority from the residual beneficiary under the Last Will & Testament of Joseph E. Dangelo, the Disable American Veterans Education Trust Fund, and further authorized by a Decree of the Chancery Court of Desoto County, Mississippi, identified hereinabove.

WITNESS the signature of the Grantor, this the 30<sup>th</sup> day of July, 1999.

*Rose Marie Serio McIver Co-Executrix*  
**Rose Marie Serio McIver, Co-Executrix  
for the Estate of Joseph E. Dangelo,**

**STATE OF MISSISSIPPI  
COUNTY OF DESOTO**

**PERSONALLY** appeared before me, the undersigned authority in and for the said State and County aforesaid, the within named **Rose Marie Serio McIver, Co-Executrix for the Estate of Joseph E. Dangelo, Deceased**, who acknowledged that she executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as her free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office, this the 30<sup>th</sup> day of July, 1999.

*[Signature]*  
Notary Public



My Commission Expires: **My Commission Expires February 12, 2001**

**GRANTOR'S ADDRESS:**

7352 Dunbarton  
Horn Lake, MS 38637  
Work Phone: 901/346-5260  
Home Phone: 662/429-1136

**GRANTEE'S ADDRESS:**

7352 Dunbarton  
Horn Lake, MS 38637  
Work Phone: 901/346-5260  
Home Phone: **N/A**

**INDEXING INSTRUCTIONS:**

Lot 270, Section "E", Kingston Estates Subdivision, Horn Lake, MS, Section 28, Township 1 South, Range 8 west, Desoto County, Mississippi.