

TIMOTHY LIPSMEYER  
SANDY LIPSMEYER

GRANTORS

TO

SPECIAL ASSUMPTION WARRANTY DEED

TIMOTHY LIPSMEYER

GRANTEE

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, pursuant to the Judgment of Divorce entered on the 26<sup>th</sup> day of March, 2002, by the Chancery Court of DeSoto County, Mississippi in cause number 01-06-901(L) styled Sandra Jenkins (Purveyor) (Wilson) (Todd) Lipsmeyer, Plaintiff vs.

Timothy Bernard Lipsmeyer, Defendant, the receipt and sufficiency of all of which is hereby acknowledged, we Timothy Lipsmeyer, and wife, Sandy Lipsmeyer, Grantors do hereby sell, convey, and warrant unto Timothy Lipsmeyer, Grantee, the house and lot lying and being situated in the City of Southaven, DeSoto County, Mississippi, described as follows, to-wit:

Lot 197, Section "E", Apple Creek North Subdivision, located in Section 3, Township 2 South, Range 8 West, DeSoto County, Mississippi, as recorded in Plat Book 55, Pages 46-47 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

By way of explanation this is the same property conveyed by a Warranty Deed from James D. Collins and wife, Stacy Collins, Grantors, to Timothy Lipsmeyer and wife, Sandy Lipsmeyer, dated June 8, 2000 and filed for record on June 12, 2000 in Warranty Deed Book 374, page 390, in the Chancery Clerk's Office of DeSoto County, MS.

Further consideration for the above-described property is given the assumption by the Grantee hereby sets over and assigns without charge or fee, unto Grantee any and all escrow funds held by Timothy Lipsmeyer and wife, Sandy Lipsmeyer, for the benefit of 1st Trust Bank for Savings, dated June 8, 2000 and filed for record on June 12, 2000, and recorded in Deed of Trust Book 1220, Page 377, in the office of the Chancery Court Clerk of DeSoto County, Mississippi.

STATE MS. - DESOTO CO. *φ*  
FILED

JUL 26 1 50 PM '02

BK 424 PG 786  
W.E. DAVIS CH. CLK.]

And further consideration for the above-described property is given the assumption by the Grantee hereby sets over and assigns without charge or fee, unto Grantee any and all escrow funds held by Timothy Lipsmeyer and wife, Sandy Lipsmeyer, for the benefit of 1st Trust Bank for Savings, dated June 8, 2000 and filed for record on June 14, 2000, and recorded in Deed of Trust Book 1221, Page 74, in the office of the Chancery Court Clerk of DeSoto County, Mississippi.

Grantors hereby set over and assigns without charge or fee, unto Grantee any and all escrow funds held by 1st Trust Bank for Savings, and/or it assigns, in connection with the above-described property.

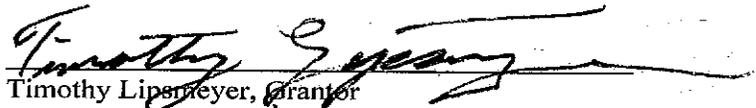
The Grantee, Timothy Lipsmeyer, herein is to assume without recourse to the Grantors, Timothy Lipsmeyer and Sandy Lipsmeyer, the entire indebtedness existing thereon at the time of the conveyance.

The warranty in this Deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in the City of Horn Lake, Mississippi.

Possession shall pass upon delivery to the Grantee.

Taxes for the year 2002 shall be assumed by the Grantee.

Witness our signatures, this the 26<sup>th</sup> day of July, 2002.

  
Timothy Lipsmeyer, Grantor

  
Sandy Lipsmeyer, Grantor

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 Sandy Lipsmeyer, Grantor, who acknowledged that he signed and delivered the above and foregoing Deed on the day and year therein mentioned, as his free act and deed for the purposes and consideration as therein expressed.

Sworn to and subscribed before me this the 22 day of March, 2002.



Linda P Raynor  
Notary Public

MISSISSIPPI STATEWIDE NOTARY PUBLIC  
MY COMMISSION EXPIRES OCT. 22, 2005  
BONDED THRU STEGALL NOTARY SERVICE

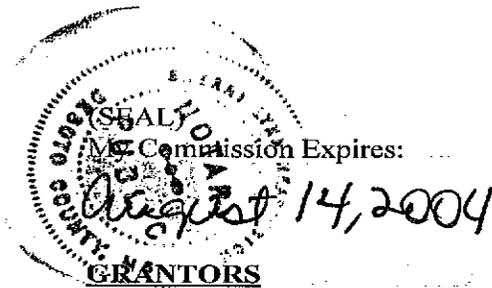
STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority at law, in and for the state and county aforesaid, the within named Timothy Lipsmeyer, Grantor, who acknowledged that she signed and delivered the above and foregoing Deed on the day and year therein mentioned, as her free act and deed for the purposes and consideration as therein expressed.

Sworn to and subscribed before me this the 26<sup>th</sup> day of July, 2002.

Sherry Lynn Hearington  
Notary Public

**GRANTORS**

Timothy Lipsmeyer  
2100 Tall trees Drive  
Horn Lake, MS 38637  
901-867-8253 (w)  
901-409-1224 (h)

Sandy Lipsmeyer  
2100 Tall trees Drive  
Horn Lake, MS 38637  
901-867-8253 (w)  
901-409-1224 (h)

**GRANTEES**

Timothy Lipsmeyer  
2100 Tall trees Drive  
Horn Lake, MS 38637  
901-867-8253 (w)  
901-409-1224 (h)

**PREPARED BY:**

Heather Franks  
7570 Havensville Road, Apt. A  
Southaven, MS 38671  
901-240-9046

**No title work done and none requested.**

**PREPARER'S STATEMENT AND INDEXING INSTRUCTIONS**

TYPE OF INSTRUMENT:

(X) SPECIAL WARRANTY ASSUMPTION DEED

PREPARER'S NAME AND ADDRESS:

(X) Heather Franks  
7570 Havensville Road, Apt. A  
Southaven, MS 38671  
901-240-9046

INDEXING INSTRUCTIONS:

Please index in Lot 197, Section "E", Apple Creek North Subdivision in Section 3, Township 2 South, Range 8 West, DeSoto County, Mississippi

TENDERED FOR RECORDING BY (PLEASE RETURN TO):

(X) Timothy Lipsmeyer  
2100 Tall trees Drive  
Horn Lake, MS 38637