

STATE MS. - DESOTO CO.  
FILED

SEP 23 3 17 PM '02

RAY MUCCILLO, JR., ET UX, GRANTORS

TO

WARRANTY DEED

JAMES RICKY TEAGUE, GRANTEE

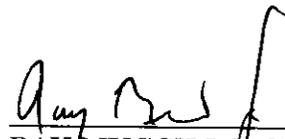
BK 428 PG 697  
W.E. DAVIS CH. CLK.

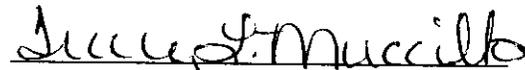
FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantors, RAY MUCCILLO, JR. and Wife, TRACY L. MUCCILLO, hereby sell, convey, and warrant unto the Grantee, JAMES RICKY TEAGUE, the land in DeSoto County, Mississippi, being more particularly described as follows:

Part of the Southwest Quarter of Section 25, Township 2 South, Range 8 West, DeSoto County, Mississippi, and being more particularly described on Exhibit "A" attached hereto and made a part hereof.

By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect in the City of Hernando and DeSoto County, Mississippi and rights of way and easements for public roads, flowage, and utilities and any mineral or mineral rights, including oil and gas, leased, granted or retained by current or prior owners. Taxes for 2002 shall be the Grantor when due. Possession will be given upon delivery of this Deed.

EXECUTED this the 20<sup>th</sup> day of September, 2002.

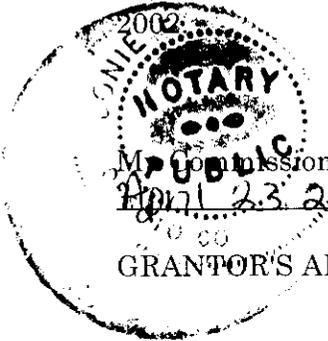
  
RAY MUCCILLO, JR.

  
TRACY L. MUCCILLO

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named RAY MUCCILLO, JR. and Wife, TRACY L. MUCCILLO, who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 20<sup>th</sup> day of September,



*Jamie W. Womack*  
Notary Public

GRANTOR'S ADDRESS: 400 Getwell, Nesbit, MS 38651  
Home #: 662-429-9423 Business #: 662-429-8976

GRANTEE'S ADDRESS: P.O. Box 224, Nesbit, MS 38651  
Home #: 429-2490 Business #: 662-429-9614

Prepared by:  
Walker, Brown & Brown, P. A.  
P. O. Box 276  
Hernando, MS 38632  
(662) 429-5277  
(901) 521-9292  
br muccillo to teague wd 2005

JAMES RICKY TEAGUE  
D.Bk. 311, P. 438

BK 04 28 PG 0699

S 89°32'33" E 134.26

29,950 ± S.F.

Ⓞ Ditch

N 13°37'44" W 357.65

Ⓞ Railroad

Top of Bank

S 00°36'55" E 126.38

87.78 N 66°56'50" S 50.86

S 20°55'32" E 50.86

RAY MUCCILLO, JR., ET UX  
D.Bk. 284, P. 341

SCALE IN FEET

60 30 0 60



AUGUST 15, 2002

S 32°37'15" W 24.28

S 45°06'05" W 29.75

DESCRIPTION

Part of the Southwest Quarter of Section 25, township 2 South, Range 8 West, DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at the southwest corner of said quarter section; thence run North 89°51'49" East a distance of 220.68 feet along the south line of said quarter section to a point on the east right-of-way line of the Canadian Northern Railroad track (100-feet wide); thence run North 13°37'39" West a distance of 240.37 feet along said east right-of-way line to its intersection with the centerline of a ditch and the Point of Beginning; thence continue North 13°37'44" West a distance of 357.65 feet along said east right-of-way line to the southwest corner of the James Ricky Teague property; thence run South 89°32'33" East a distance of 132.26 along the south line of said Teague property to the southeast corner of said property; said point being on the centerline of a ditch; thence run South 00°36'55" East a distance of 126.38 feet along said ditch centerline to a point; thence run South 05°59'39" West a distance of 87.48 feet along said ditch centerline to a point; thence run South 20°55'32" East a distance of 50.86 feet along said ditch centerline to a point; thence run South 32°37'15" West a distance of 24.28 feet along said ditch centerline to a point; thence run South 45°06'05" West a distance of 29.75 feet along said ditch centerline to a point; thence run South 30°06'08" West a distance of 52.23 feet along said ditch centerline to the Point of Beginning and containing 29,950 square feet, more or less. Bearings are based on Grid North of the Mississippi State Plane Coordinate System, West Zone (NAD 83). The above description was written from a plat of survey by Danny S. Rutherford, P.E.L.S., dated August 15, 2002.

POINT OF BEGINNING

S 30°06'08" W 52.23

N 13°37'39" W 240.37

Buried Axle in Field  
N 1,955,616.077 (ft.)  
E 2,394,323.249 (ft.)

3/8-In Steel Bar  
N 1,955,628.716 (ft.)  
E 2,399,627.195 (ft.)



N 89°51'49" E 220.68

S 89°51'49" W 5083.28



NOTES

According to Federal Emergency Management Agency Flood Insurance Rate Map No. 280 33C0105 D, dated May 3, 1990, the hereon shown property is located in a flood hazard zone.

This is a Class "B" Survey.

The hereon shown property is part of that same property conveyed by Melvin Steward, et al to Ray Muccillo, Jr., et ux on April 19, 1995 and recorded in Deed Book 284 on Page 341 of the Chancery Records of DeSoto County, Mississippi.

PLAT OF SURVEY OF PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 8 WEST, DeSOTO COUNTY, MISSISSIPPI

RUTHERFORD & ASSOCIATES, INC.

324 EAST VALLEY ST., SUITE 108,

HERNANDO, MS. 38632