

STATE OF MISSISSIPPI )

COUNTY OF DESOTO )

APR 21 8 37 AM '03

SPECIAL WARRANTY DEEDBK 442 PG 105  
W.E. DAVIS CH. CLK.

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifteen Thousand Dollars (\$215,000.00) cash, in hand paid, the receipt and sufficiency of which is hereby acknowledged, the **UNITED STATES OF AMERICA**, by and through its United States Marshal for the Northern District of Mississippi, does hereby grant, bargain, sell, convey and specially warrant unto **DAN A. BROWN LAND DEVELOPMENT, LLC** the following land and property located and situated in the City of Olive Branch, DeSoto County, State of Mississippi, and described as follows:

Lot 140, Phase I, Section "C", The Plantation, situated in Section 22, Township 1 South, Range 6 West, City of Olive Branch, DeSoto County, Mississippi, as per plat recorded in Plat Book 38, Page 36, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

This conveyance is made subject to the following:

1. 2003 tax assessments and liens, if any, which attach by operation of law on January 1, 2003, but which taxes, if any, are not due and payable until on or after January 1, 2004;
2. Thirty-five foot building setback on front lot line; thirty foot building setback on rear lot line; eight foot building setback on side lot lines; ten foot utility easement on front and rear lot lines; and eight foot utility easement on side lot lines; all as shown on recorded plat;
3. Any road and/or utility easements or rights-of-way lying in, on, over or across said property;
4. Any encroachments or other matters, including any discrepancies in quantity of land or boundaries (including boundary line disputes), which an accurate and current survey of said real property should disclose;
5. Any prior reservation or conveyance of minerals, of every kind and character, including, but not limited to oil, gas, sand and gravel in, on and under the subject property;

6. Any zoning and subdivision regulations or other regulations of the City of Olive Branch and DeSoto County, Mississippi. Also, any other governmental rule, regulation or law regulating the use, occupancy, possession or enjoyment of said property, including environmental protection rules, regulations or laws.

The above described property was forfeited to the United States of America by a Judgment Of Forfeiture rendered November 4, 2002, in Cause No. 2:02CV27-M-B in the United States District Court for the Northern District of Mississippi, Delta Division. A certified copy of the court's order forfeiting said property to the United States of America is recorded in Book 432, at Page 9, of the records in the office of the Chancery Clerk of DeSoto County, Mississippi, at Hernando, Mississippi.

WITNESS THE SIGNATURE OF THE GRANTOR on this the 16<sup>TH</sup> day of April, 2003.

UNITED STATES OF AMERICA

By:

  
\_\_\_\_\_  
LARRY W. WAGSTER  
United States Marshal  
Northern District of Mississippi

STATE OF MISSISSIPPI )

COUNTY OF LAFAYETTE )

Personally appeared before me, the undersigned authority in and for the County and State aforesaid, duly qualified, commissioned and acting, the within named Larry W. Wagster, United States Marshal for the Northern District of Mississippi, who acknowledged to me that he, in his official capacity as United States Marshal for the Northern District of Mississippi, and acting for an on behalf of the United States of America, signed and delivered the above and foregoing Special Warranty Deed on the day and year therein mentioned, for the purposes therein stated, as his free and voluntary act and deed.

Given under my hand and official seal of office, this the 16th day of April, 2003.



*Karen McGraw Jewell*  
NOTARY PUBLIC

My commission expires:  
My Commission Expires November 17, 2004

**GRANTOR:**

United States of America  
% United States Marshal  
Northern District of Mississippi  
911 Jackson Avenue, Room 348  
Oxford, Mississippi 38655  
662-234-6661

**GRANTEE:**

Don A. Brown Land Development, LLC  
Post Office Box 711  
Olive Branch, MS 38654  
662-893-0537 (home)  
901-359-5100 (work)

**THIS INSTRUMENT PREPARED BY:**

James W. Warren  
Assistant United States Attorney  
900 Jefferson Avenue  
Oxford, Mississippi 38655  
662-234-3351

PREPARED BY & RETURN TO:  
WATKINS LUDLAM WINTERS & STENNIS, P.A.  
P. O. BOX 1456  
OLIVE BRANCH, MS 38654  
(662) 895-2996

**INDEXING INSTRUCTIONS:**

Lot 140, Phase I, Section "C", The Plantation, Section 22, Township 1 South, Range 6 West, City of Olive Branch, DeSoto County, Mississippi.