

BK 0444 PG 0791

BOOK 297 PAGE 524
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MAR 20 3 52 PM '96

MAY 28 12 27 PM '03

BK 297 PG 524
W.E. DAVIS CH. CLK.

ARDELLE M. WIMS,

Grantor

BK 444 PG 791
W.E. DAVIS CH. CLK.

To

CLIFTON E. WIMS and CATHERINE A. WIMS,
as trustees of the Wims - 1995
Revocable Living Trust

Grantees

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, ARDELLE M. WIMS, do hereby grant, bargain, sell, convey and quitclaim to CLIFTON E. WIMS and CATHERINE A. WIMS, as trustees of the Wims - 1995 Revocable Living Trust, all my right, title and interest in and to the land lying and being situated in Section 24, Township 2 South, Range 9 West in DeSoto County, Mississippi, described as follows:

49.34 acres in the Southeast Quarter of Section 24, Township 2, Range 9, described as BEGINNING at a point in the center line of Highway 301 which is located 1,199 feet north of the northwest corner of Lot Number 8 in McGowan Subdivision as shown by the plat recorded in Plat Book 5, Page 28 in the Office of the Chancery Clerk of said County, and which point is the southwest corner of the 10 acre tract conveyed to Loyd David and wife by deed in Book 74, Page 362; thence with the south line of the Davis tract, north 69 degrees 26' east along the fence line of the Davis property 667.0 feet to a point at the southwest corner of the lot conveyed to John McGowan by deed in Book 77, Page 367; thence south 89 degrees 51' east 1,710.03 feet to a point; thence south 0 degrees 47' east 949.75 feet to a point; thence north 89 degrees 51' west 2,346.66 feet to a point in the center line of Highway 301; thence north 0 degrees 04' west along the center line of the Highway 713.95 feet to the point of beginning.

LESS AND EXCEPT 4.54 acres, more or less, conveyed to Roy E. Wims, by Warranty Deed dated March 29, 1985, and recorded in Deed Book 177 at page 507, and more particularly described as follows:

BEGINNING at a point located 2134.72 feet North and 1080.56 feet east of the Southwest Corner of Section 24, Township 2 South, Range 9 West, said point being the Northwest corner of Lot D-1 of Wims Subdivision and the point of beginning; thence South 0 degrees 47' East, 548.98 feet to a point; thence South 89 degrees 51' East 360.03 feet to a point; thence North 0 degrees 47' East 548.98 feet to a point; thence North 89 degrees 51' West 360.03 feet to the point of beginning, said parcel containing 4.54 acres.

The hereinabove described property is conveyed subject to road rights of way, public utility easements, zoning and subdivision regulations and health department regulations in

effect in DeSoto County, Mississippi.

The property herein conveyed is not part of the Grantor's homestead and, therefore, it is not necessary for her spouse to join in this conveyance.

Taxes for the year 1996 and all subsequent years will be paid by the Grantee. Possession is given with delivery of this deed.

WITNESS MY SIGNATURE, this the 9 day of March, 1996.

Ardelle M. Wims
Ardelle M. Wims

STATE OF CALIFORNIA

COUNTY OF San Diego

This day personally came and appeared before me, the undersigned authority in and for the State and County aforesaid, the within named Ardelle M. Wims, who acknowledged that she signed and delivered the above and foregoing Quitclaim 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 day of , 1996.

attachment dated
Notary Public 3/9/96

My Commission Expires:

GRANTOR'S ADDRESS:

GRANTEE'S ADDRESS:

4007 Glading Dr
San Diego, Ca 92154
(Home) (x) 619 690 0488
(Work) () N/A

4007 Glading Dr
San Diego, Ca 92154
(Home) (x) 619 690 0488
(Work) () N/A

PREPARER:

PAUL R. SCOTT
Smith, Phillips, Mitchell,
Scott & Rutherford
P. O. Box 346
Hernando, MS 38632
(601) 429-5041

NO TITLE WORK WAS REQUESTED BY THE PARTIES AND NONE WAS DONE BY THE FIRM OF SMITH, PHILLIPS, MITCHELL, SCOTT & RUTHERFORD, THE PREPARERS OF THIS DOCUMENT

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF San Diego

On 3-9-96 before me, TRACIE L. THURMAN
_____, Notary Public,

personally appeared ARDELLE M. WIMS

~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(ies), and that by his/~~her~~/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Tracie L. Thurman



*attached to Quitclaim deed
dated 3/9/96
(Seal)*