

BK 463 Pg 657

STATE MS.-DESOTO CO.

BC
DC

JAN 28 4 10 PM '04

463 PG 657 **WARRANTY DEED**
CH. CLK.

This Deed of Conveyance is this day made by the undersigned MIKE D. WADDELL AND WIFE, MARSHA WADDELL, hereinafter referred to as the GRANTORS, ROBERT A. COUCH and RETA L. COUCH, hereinafter referred to as the GRANTEES, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the GRANTEES to the GRANTORS, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTORS, MIKE D. WADDELL and wife, MARSHA WADDELL, the GRANTORS do hereby and by these presents sell, convey, and warrant unto ROBERT A. COUCH and wife, RETA L. COUCH, the GRANTEES, as tenants by the entirety with full rights of survivorship and not as tenants in common, the hereinafter described real property located in DeSoto County, Mississippi, and being described as follows, to-wit:

Lot 2, Vale Subdivision, located in Section 15, Township 4 South, Range 8 West, DeSoto County, Mississippi, as recorded in Plat Book 56, Page 45, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

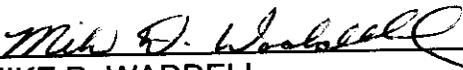
The foregoing covenant of warranty is made subject to all recorded and/or unrecorded rights of ways and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi; and to any prior reservation or conveyance of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the subject property; and being further subject to

any unrecorded rights of way or easements; and any discrepancies, conflicts, encroachments, or shortages in area and boundaries which a correct survey and/or physical inspection of the property would reveal. That additionally this conveyance is subject to all restrictive covenants, building restrictions and easements of record including but not limited to those as found with the recorded plat of said subdivision.

Taxes and assessments against said property for the year 2004 shall be prorated as of the date of this deed and taxes and assessments for the year 2005 shall be the responsibility of the GRANTEE and/or his successors in interest, and all subsequent years are hereby excepted from the foregoing covenant of warranty.

Possession shall be given upon delivery of this deed.

WITNESS the signature of the GRANTORS on this the 27th day of January 2004.


MIKE D. WADDELL


MARSHA WADDELL

STATE OF ILLINOIS

COUNTY OF COOK

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 27th day of January 2004, within my jurisdiction, the within named MIKE D. WADDELL and wife, MARSHA WADDELL, who acknowledged that they executed the above and foregoing instrument.

Sharon E. McGill
NOTARY PUBLIC

My Commission Expires:

1/9/06
(SEAL)



GRANTORS' ADDRESS:
405 Oak Street
Belidere, IL 61008
RES. TEL.: 815-547-6284
BUS. TEL.: N/A

GRANTEES' ADDRESS:
8035 Vale Cove
Hernando, MS 38632
RES. TEL.: N/A
BUS. TEL.: N/A

Prepared by:
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