

BK 0482 PG 0313

STATE MS.-DESOTO CO. SS  
FILED SS

SEP 16 3 11 PM '04

BK 482 PG 313  
W.E. DAVIS CH. CLK.

----- LEAVE BLANK FOR RECORDING DATA -----

### WARRANTY DEED

THIS WARRANTY DEED made and entered into this day by and between JOHN M. VARADI, Grantor, and GARY L. LOWERY and wife, LISA G. LOWERY, Grantees,

W I T N E S S E T H :

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the Grantees to the Grantor, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantor does hereby grant, bargain, sell, convey and warrant, except as hereinafter set forth, unto the Grantees as tenants by the entirety, with right of survivorship and not as tenants in common, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, and more particularly described as follows, to-wit:

Lot 55, Section C, Goodman & Highway 51 Commercial & Industrial Subdivision, in Section 35, Township 1 South, Range 8 West, DeSoto County, Mississippi as per plat thereof, recorded in Plat Book 53, Page 25, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

TO HAVE AND TO HOLD unto the Grantees, their heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

- 1) Taxes and assessments for the current year and subsequent years, which are not yet due and payable.
- 2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.
- 3) Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.

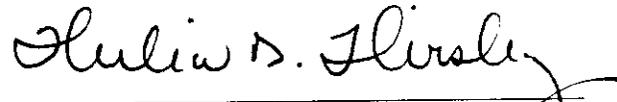
IN TESTIMONY WHEREOF, witness the signature of the Grantor on this the 16 day of September, 2004.

  
 \_\_\_\_\_  
 JOHN M. VARADI

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, JOHN M. VARADI, who acknowledged that he signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 16<sup>th</sup> day of September, 2004.

  
 \_\_\_\_\_  
 NOTARY PUBLIC

My Commission Expires:  
11.22.04



ADDRESS OF GRANTOR:

424 Blue Room Rd.  
Coms ms 38619  
Tel: 662 526 1213  
Tel: 662 526 9270

ADDRESS OF GRANTEE:

2167 Stateline Road, #2  
Southaven, Mississippi 38671  
Tel: 349-6158 (662)  
Tel: 349-6159 (662)

PREPARED BY:

3 RETURN TO:

William A. Baskin  
Holcomb Dunbar, P.A.  
Post Office Box 190  
Southaven, Mississippi 38671  
662.349.0664  
904-159/sdh