

12/02/05 12:14:21
BK 515 PG 669
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

BAL

Indexing Instructions: LOT 10, FIRST REVISION OF THE CROSSINGS AT OLIVE BRANCH, PHASE II, IN SECTION 29, TOWNSHIP 1 SOUTH, RANGE 6 WEST, DESOTO COUNTY MISSISSIPPI.

STATE OF MISSISSIPPI
COUNTY OF DESOTO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, AARD-CHARM~~OR~~ OLIVE BRANCH, I.L.C. A COLORADO LIMITED LIABILITY COMPANY, does hereby sell, convey and specially warrant unto MICHELLE L. NAVIGATO, TRUSTEE OF THE GIURBINO 2005 IRREVOCABLE TRUST DATED 8/16/05, the following described property situated in DESOTO County, Mississippi, being more particularly described herein, to-wit:

LOT 10 OF FIRST REVISION OF THE CROSSINGS AT OLIVE BRANCH, PHASE II, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 91, PAGE 15, OF THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI, BEING IN SECTION 29, TOWNSHIP 1 SOUTH, RANGE 6 WEST.

THIS CONVEYANCE and the warranty hereof are made subject to all building restrictions, restrictive covenants, easements, rights of way, and mineral reservations of record, if any, pertaining to the above described property.

IT IS AGREED AND UNDERSTOOD that the ad valorem taxes for the current year have been prorated as of this date on an estimated basis or actual taxes from the previous year and that the prorations are final any difference will not be adjusted by the Seller after closing.

1st America

2

WITNESS MY SIGNATURE this the 29th day of November, 2005.

AARD-CHARMER-OLIVE BRANCH, LLC, A
COLORADO LIMITED LIABILITY COMPANY
BY: National Restaurant Development, Inc.
BY: [Signature]

Name and Title: DENNIS W SMITH
PRESIDENT OF MANAGER

STATE OF Calif
COUNTY OF Orange

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, the within named Dennis W. Smith, duly identified before me, who acknowledged to me that he is the president of Manager (National Restaurant Development, Inc.) and that for and on behalf of AARD-CHARMER-OLIVE BRANCH, LLC, A COLORADO LIMITED LIABILITY COMPANY and as it's act and deed, he executed the above and foregoing instrument, after having first been duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of office, this the 29th day of November, 2005.

[Signature]
Notary Public

My Commission Expires:

Oct 4, 2009

Grantors Address:
AARD-Charmor-Olive Branch, LLC
2041 Business Center Dr, Ste 110
Irvine, CA 92612
(949)474-2216

Grantee's Address:
Giurbino 2005 Irrevocable Trust
10590 Magnolia Ave. Ste F
Riverside, CA 92505
(951)353 1163

Prepared By:
Collins & Associates, PLLC
4780 I-55 North Ste 400
Jackson, MS 39211
(601) 982-5580
MSB: 6394

