

12/06/05 9:00:19⁶⁴
BK 515 PG 796
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

PREPARED BY:
PROFESSIONAL SERVICES
POST OFFICE BOX 130
POTTS CAMP, MISSISSIPPI 38659
TELEPHONE 662-333-9009

NO CERTIFICATE OF TITLE REQUESTED

STATE OF MISSISSIPPI
COUNTY OF DESOTO

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That I, **FRANK O'NEIL RITTENHOUSE, SR. OF 4941 JAYBIRD RD., HERNANDO, MS 38632 telephone no. 662-429-6228**, for and in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell, Convey and Quit Claim unto **TERESA KIM RITTENHOUSE CLEMENTS OF 4651 JAYBIRD, HERNANDO, MS 38632 telephone no. 662-449-5857**, the following land and property located and situated in Desoto County, Mississippi, described as follows, to-wit:

INDEXING: 4.02 ACRES BEING PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI, and described as follows:

COMMENCING at the Southeast corner of the Southwest Quarter of Section 28, Township 3 South, Range 7 West, said point being on the Southwest side of Jay Bird Road and marked by a steel post; thence North 20 degrees 25 minutes 32 seconds West 1865.15 feet to a iron pin on the West side of Jay Bird Road (40 feet from center of roadway); point being at the Southeast corner of said 4.02 acres and the POINT OF BEGINNING; thence North 88 degrees 27 minutes 03 seconds West 450.61 feet to a iron pin; thence North 13 degrees 55 minutes 43 seconds West 630.99 feet to a iron pin; thence North 78 degrees 15 minutes 24 seconds East 215.6 feet to a iron pin; thence South 15 degrees 39 minutes 49 seconds East 334.04 feet to a iron pin; thence North 79 degrees 49 minutes 34 seconds East 238.26 feet to a iron pin on the West side of Jay Bird Road; thence Southeast along said road the following calls: South 08 degrees 14 minutes 04 seconds East 49.14 feet; South 07 degrees 54 minutes 48 seconds East 73.6 feet; South 07 degrees 42 minutes 07 seconds East 111.5; South 10 degrees 39 minutes 27 seconds East 94.1 feet; South 14 degrees 45 minutes 33 seconds East 67.2 feet to the POINT OF BEGINNING. Parcel being part of that property as recorded in Deed Book 52 page 253 of the Office of Chancery Clerk, DeSoto County, Mississippi.

This above parcel includes the house at 4651 Jaybird Road, Hernando, MS.

According to survey plat of Stafford Surveying, Jerry T. Stafford, Land Surveyor, #2633, dated October 14, 2005.

Frances Rittenhouse
Box 352
Hernando

SUBJECT TO: Rights of way and easements for public road and utilities.

SUBJECT TO: Laws, ordinances and regulations which govern the use and occupancy of this land enacted by the United States of America, the State of Mississippi and its political subdivisions, and particularly including the subdivision regulations and zoning ordinances adopted by ordinances of the Board of Supervisors of Desoto County, Mississippi, none of which render title unmarketable.

WITNESS MY SIGNATURE, this the 5 day of Dec., 2005.

F.O. Rittenhouse
FRANK O'NEIL RITTENHOUSE, SR.

STATE OF MISSISSIPPI

COUNTY OF Desoto

PERSONALLY appeared before me, the undersigned authority in and for said County and State, the within named **FRANK O'NEIL RITTENHOUSE, SR.**, who acknowledged that he signed, sealed and delivered the above and foregoing Quit Claim Deed on the day and year therein written as his true act and deed.

GIVEN UNDER MY HAND AND SEAL, this the 5 day of Dec., 2005.

Donald Williams
NOTARY PUBLIC

(SEAL)

MY COMMISSION EXPIRES: _____
MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES MAY 17, 2009
BONDED THRU STEGALL NOTARY SERVICE

