

4/20/06 12:22:03
BK 526 PG 326
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK
LANCE OLIVE, ET UX
GRANTORS

RETURN TO:
Covenant Escrow Services
3169 Professional Plaza, Ste 2
Germantown, TN 38138

(901) 759-0409

TO

WARRANTY DEED

DEREK W. MASON, ET UX
GRANTEE

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, We, the undersigned Grantors, **LANCE OLIVE AND FRANCES OLIVE, husband and wife**, do hereby sell, convey and warrant unto **DEREK W. MASON and YASMINE E. MASON, husband and wife**, as tenants by the entirety with full 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 75, Second Addition, Fox Hunt Subdivision, situated in section 26, Township 1 South, Range 6 West, City of Olive Branch, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 57, Page 32, in the office of the Chancery Clerk of DeSoto County, Mississippi

Said lands are subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

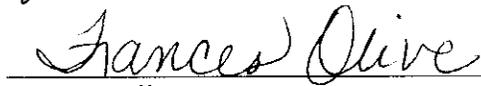
Possession is given upon the delivery of this deed; taxes for the year 2006 shall be prorated among the parties.

Covenant
(ew)

06-00194

WITNESS OUR SIGNATURE this 7th day of April, 2006.

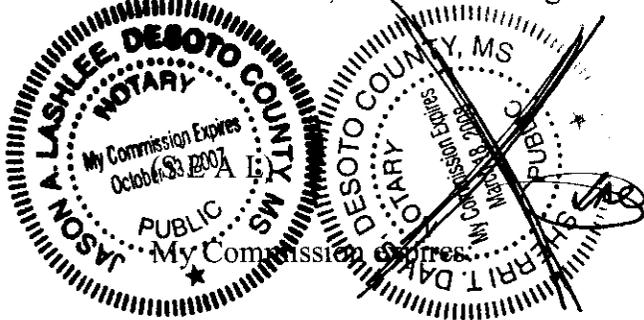

Lance Olive

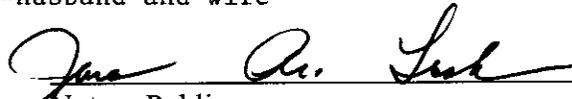

Frances Olive

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 7th day of April, 2006, within the jurisdiction, the within named Lance Olive and Frances Olive,* who acknowledged that they executed the above and foregoing instrument.

*husband and wife




Notary Public

GRANTORS' ADDRESS AND PHONE:

8354 Belmor Lakes Dr.
Olive Branch, MS 38654
Home: 662-893-8156
Work: 901-458-7531

GRANTEE'S ADDRESS AND PHONE:

Derek & Yasmine Mason
713 Alabama Street
Huntington Beach, CA 92648
Home: unknown
Work: 949-933-5664

PREPARED BY AND ~~RETURN TO~~:

FIRST NATIONAL FINANCIAL TITLE SERVICES, INC.
JAMES R. CARR, ATTORNEY
6880 COBBLESTONE BLVD, SUITE 2
SOUTHAVEN, MS 38672
PHONE: 662.892.6536 FAX: 662.890.8775

FILE #: S13751

Property Address:
10119 Tally Ho Drive
Olive Branch, MS 38654

Parcel I.D. #: 1.06.7.26.20.00075.00