

7/14/06 2:47:18
BK 534 PG 61
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

This Instrument Prepared by & Return To:

J. Wesley Hisaw
The Law Offices of James E. Holland
3040 Goodman Road West, Suite A
Post Office Box 256
Horn Lake, MS 38637
Office phone: (662)-342-1333
Facsimile: (662)-342-7321

This instrument is prepared without the benefit of a title search.
No tax advice given or received.

STATE OF MISSISSIPPI
COUNTY OF DESOTO

SPECIAL WARRANTY DEED

This Indenture, made this the 14th day of July 2006, between Stan Rojascki, a single man, party of the first part, and Larry Poe, a single man, party of the second part.

WITNESSETH, 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, said party of the first part does hereby grant, bargain, sell, convey, and warrant specially unto said party of the second part the following described real estate, situated and being in the County of DeSoto, State of Mississippi, to wit:

Lot 43, Phase 2, Blue Lake Springs Subdivision, located in Section 32, Township 2 South, Range 9 West, DeSoto County, Mississippi, as recorded in Plat Book 48, Page 34 in the office of the Chancery Clerk of DeSoto County, Mississippi.

Being the same property conveyed to Grantor herein by Warranty Deed of record at Deed Book 448, Page 34 in said Chancery Clerk's Office.

To have and to hold the said property hereinbefore described, with all and singular the rights, members and appurtenances, thereunto appertaining, to the only proper use, benefit and behoof of said party(ies) of the second part, forever, in fee simple; and the said party of the first party specifically warrants the title to the said bargained property above described against the lawful claims of all persons claiming by, through, or under the party of the first part.

Subject to all covenants, restrictions, reservations, easements, conditions and rights appearing of record; and subject to any state of facts an accurate survey would

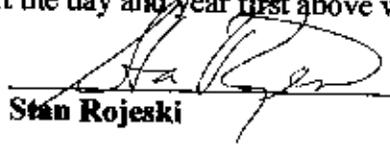
J. E. Holland

SK

show.

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to pay on the basis of actual proration.

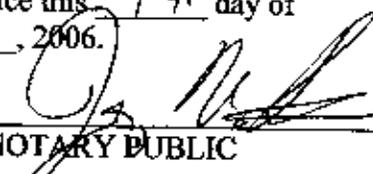
WITNESS the signature of the party of the first part the day and year first above written.



Stan Rojaski

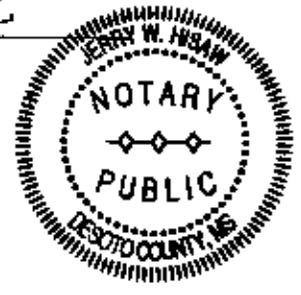
**STATE OF MISSISSIPPI
COUNTY OF DESOTO**

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared **Stan Rojaski**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of July, 2006.


NOTARY PUBLIC

My Commission Expires: 4-13-09



Tax Parcel No: 2-09-9-32-02-0-00043-00

Property Address: 500 Blue Lake Drive
Lake Cormorant, Mississippi 38641

Grantor's Address:
Stan Rojaski
237 Blue Lake Drive
Lake Cormorant, Mississippi 38641
Home Phone #: 662-429-2624
Work Phone #: 901-618-2665

Grantee's Address:
Larry Poe
500 Blue Lake Drive
Lake Cormorant, Mississippi 38641
Home Phone #: 662-449-5215
Work Phone #: N/A