

8/04/06 8:33:46  
BK 535 PG 700  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

BC  
BC  
BC

Dennis Roesti and wife, Julianna M. Roesti  
GRANTOR

WARRANTY  
DEED

TO

William M. Dodd, an unmarried person  
GRANTEE

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 is hereby acknowledged, Dennis Roesti and wife, Julianna M. Roesti, does hereby sell, convey, and warrant unto William M. Dodd, an unmarried person, the following described property situated in the County of DeSoto, State of Mississippi, together with all improvements and appurtenances thereon more particularly described as follows:

Lot 238, Section F-1, Wellington Square Subdivision, in Section 27 & 28, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per Plat thereof recorded in Plat Book 63, Page 20, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, rights of ways and easements for public roads and public utilities and restrictive covenants and easements of record.

It is understood and agreed that the taxes for the year 2006 have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid.

Possession is to be given with delivery of this Deed.

WITNESS OUR SIGNATURE, this the 31st day of July, 2006

*Dennis Roesti*  
Dennis Roesti

*Julianna M. Roesti*  
Julianna M. Roesti

STATE OF Mississippi  
COUNTY OF DeSoto

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 31st day of July, 2006, within my jurisdiction, the within named Dennis Roesti and Julianna M. Roesti, who acknowledged that they executed the above and foregoing instrument.

*Sarah Bryant*  
Notary Public  
Sarah Bryant



My Commission Expires:  
June 21, 2007

GRANTOR'S ADDRESS:  
2948 Churchwell Drive  
Horn Lake, Mississippi 38637  
Work Phone #: N/A  
Home Phone #: N/A

GRANTEE'S ADDRESS:  
2948 Churchwell Drive  
Horn Lake, Mississippi 38637-1213  
Work Phone #: N/A  
Home Phone #: 228-697-0439

★ THIS INSTRUMENT PREPARED BY:  
Eric L. Sappenfield, PLLC  
6858 Swinnea Road  
#5 Rutland Place  
Southaven, Mississippi 38671  
(662) 349-3436

FILE NUMBER: 11890