

Prepared by and return to:  
Tri-State Title and Escrow, Inc.  
Hugh H. Armistead, Attorney  
P.O. Box 609  
Olive Branch, MS 38654  
662-895-4844

**JANE SPENCER RAMSEY, ET AL,**

**GRANTORS,**

**TO**

**WARRANTY DEED**

**COSTO, LLC,  
A Mississippi Limited Liability Company,**

**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 of all of which is hereby acknowledged, We, **JANE SPENCER RAMSEY, LINDA SPENCER SIMMERMAN, CLYDE M. SPENCER, JR., VANCE ALLEN SPENCER, ANN BARRENTINE UNDERWOOD, JULIA BARRENTINE JONES, ROBERT BARRENTINE, and CHARLES EDWARD BARRENTINE, JR.,** do hereby sell, convey and warrant unto **COSTO, LLC, a Mississippi limited liability company,** the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit::

**The Southwest Quarter of Section 28, Township 2 South, Range 9 West, DeSoto County, Mississippi, containing 160 acres, more or less.**

The warranty in this Deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi; to rights of ways and easements for public roads and public utilities shown or not shown on the public records; and to any prior reservation or conveyance, together with the release of damages of, minerals of every kind and character, including, but not limited to, oil, gas, sand, and gravel in, on, and under subject property.

By way of explanation, Clyde "C.M." Spencer died intestate in November, 1950, leaving as his only surviving heirs at law his wife, Bessie Spencer, and his children, Jane Spencer Ramsey, Linda Spencer Simmerman, Clyde M. Spencer, Jr., Vance Allen Spencer, and Carol Spencer Bell. That Carol Spencer Bell departed this life in October, 1997, leaving as her heirs at law her children, Jeffrey C. Jones and Cynthia Raffanti. That Bessie Spencer departed this life testate on or about January 12, 1998, leaving her interest to James Barrentine, Charles Barrentine, Ann Barrentine Underwood and Julia Barrentine Jones. That Charles Barrentine departed this life March 24, 2001, leaving as his heirs at law, Theresa Barrentine Smith, Elizabeth Barrentine Vazquez, Laura Barrentine Santiago, Robert Barrentine, Charles Edward

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Barrentine, Jr., David Barrentine, Justin Barrentine and Sonya Barrentine.

Grantors, with the exception of Vance Allen Spencer, warrant that the above-described property does not constitute any part of their homestead. Grantor Vance Allen Spencer warrants that he is unmarried.

Taxes for the current year are to be prorated, and possession is to take place upon delivery of this deed.

WITNESS OUR SIGNATURES, this the 14<sup>th</sup> day of September, 2006.

Jane Spencer Ramsey  
JANE SPENCER RAMSEY

Linda Spencer Simmerman  
LINDA SPENCER SIMMERMAN

Clyde M. Spencer Jr  
CLYDE M. SPENCER, JR.

Vance A. Spencer  
VANCE ALLEN SPENCER

Ann Barrentine Underwood  
ANN BARRENTINE UNDERWOOD

Julia Barrentine Jones  
JULIA BARRENTINE JONES

Charles Edward Barrentine, Jr.  
CHARLES EDWARD BARRENTINE, JR.

Robert Barrentine  
ROBERT BARRENTINE

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 14<sup>th</sup> day of Sept, 2006, within my jurisdiction, the within named JANE SPENCER RAMSEY, LINDA SPENCER SIMMERMAN, CLYDE M. SPENCER, JR., VANCE ALLEN SPENCER, ANN BARRENTINE UNDERWOOD, JULIA BARRENTINE JONES, ROBERT BARRENTINE and CHARLES EDWARD BARRENTINE, JR., who acknowledged that they executed the above and foregoing instrument.

Wanda Wimbury  
NOTARY PUBLIC



Grantors' Address: 9495 Wilson Mill Road, Lake Cormorant, MS 38641  
Home # N/A; Work # N/A

Grantee's Address: P.O. Box 205, Southaven, MS 38671  
Home # N/A; Work # (901) 351-0731