

WARRANTY DEED

THIS WARRANTY DEED made and entered into this day by and between William Maher, Jr., and Vasana Maher, who joins the conveyance for the purpose of conveying any homestead rights, or other marital rights, she may have to the property by virtue of her marriage to William Maher, Jr., Grantors, and Marlon Estrella and Margarita Lopez, husband and wife, Grantees,

W I T N E S S E T H:

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the Grantees to the Grantor, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantor does hereby grant, bargain, sell, convey and warrant, except as hereinafter set forth, unto the Grantees, 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 152, Phase 3, Area H, The Lakes of Delta Bluffs, in Section 26 and 27, Township 1 South, Range 9 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 82, Pages 17-18, in the office of the Chancery Clerk of DeSoto County, Mississippi.

TO HAVE AND TO HOLD unto the Grantees, their heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

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- 1) Taxes and assessments for the current year and subsequent years, which are not yet due and payable.
- 2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.
- 3) Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.

IN TESTIMONY WHEREOF, witness the signature of the Grantor, effective this 2nd day of May, 2007.

Williams Maher, Jr.

Vasana Maher

STATE OF MISSISSIPPI
COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, Williams Maher, Jr., who acknowledged that he signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 2nd day of May, 2007.

NOTARY PUBLIC

(S E A L)

My Commission Expires:



STATE OF Kentucky
COUNTY OF Fayette

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, Vasana Maher, who acknowledged that she signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 25 day of April, 2007.

Vicki K. Crump
NOTARY PUBLIC



My Commission Expires: June 28, 2010

ADDRESS OF GRANTOR:
Washington Avenue, #241
Ocean Springs, MS 39564
Home: 954-551-3454
Work: None

ADDRESS OF GRANTEES:
7485 Ally Cove
Walls, Mississippi 38680
Home: N/A
Work: N/A

PREPARED BY AND RETURN TO:
BASKIN McCARROLL McCASKILL & CAMPBELL, P.A.
P. O. BOX 190
SOUTHAVEN, MS 38671-0190
(662) 349-0664

FILE# 807143/JSM