2/05/08 4:15:25
BK 577 PG 760
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Indexing Instructions:

After Recording Mail To:
Samantha Monaghan
3399 Bayberry Drive
Horn Lake, Mississippi 38637
This instrument was prepared by:
Leila Hansen, Esq.
9041 South Pecos Road, Suite 3900
Henderson, Nevada 89074
PHNA

Recording Requested By:
Chicago Title, ServiceLink Division

QUITCLAIM DEED

TITLE OF DOCUMENT

Grantor's Name(s), Address & Phone:
Joshua Robert Monaghan, an unmarried man and Samantha Monaghan, an unmarried woman, who acquired title as husband and wife, with rights of survivorship
3399 Bayberry Drive
Horn Lake, Mississippi 38637
(H) (901) 413 5453
(B) (901) 413 5453

Grantee's Name(s), Address & Phone:
Samantha Monaghan, an unmarried woman
3399 Bayberry Drive
Horn Lake, Mississippi 38637
(H) (662) 280-7240
(B) (901) 942-2441

IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS ($1.00) and other good and valuable consideration, the undersigned Grantor(s) do hereby sell, convey and quitclaim unto Samantha Monaghan, an unmarried woman, as Grantee, the following described land situated in De Soto, Mississippi:

ALL THAT PARCEL OF LAND IN DE SOTO COUNTY, STATE OF MISSISSIPPI, AS MORE FULLY DESCRIBED IN DEED BOOK 443, PAGE 262, ID# 24533, BEING KNOWN AND DESIGNATED AS LOT 196, SECTION D, KINGSTON ESTATES, SITUATED IN SECTION 28, TOWNSHIP 1 SOUTH, RANGE 8 WEST, RECORDED IN PLAT BOOK 48, PAGE 13

MORE commonly known as: 3399 Bayberry Drive, Horn Lake, Mississippi 38637

Prior Recorded Doc. Ref.: Deed: Recorded: May 6, 2003; BK 443, PG 262

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

When the context requires, singular nouns and pronouns, include the plural.

Citi Mtg

Witness our signatures, this 19 day of December, 2007

Joshua Robert Monaghan

STATE OF MS)
COUNTY OF Desoto) ss

Personally appeared before me, the undersigned authority in and for the said county and state, on this 19 day of Dec, 2007, within my jurisdiction, the within named, **Joshua Robert Monaghan** who acknowledged that he/she/they executed the above and foregoing instrument on the above and forgoing instrument.

NOTARY STAMP/SEAL

S. LEE
NOTARY PUBLIC-STATE OF MISSISSIPPI
DESOTO COUNTY, MS
My Commission Expires 1-19-2010

NOTARY PUBLIC
MY Commission Expires: 1-19-2010

Witness our signatures, this 23rd day of January, 2008

Joshua Robert Monaghan

Samantha Monaghan

STATE OF Mississippi)
COUNTY OF DeSoto) ss

Personally appeared before me, the undersigned authority in and for the said county and state, on this 23rd day of January, 2008, within my jurisdiction, the within named, **Joshua Robert Monaghan and Samantha Monaghan** who acknowledged that he/she/they executed the above and foregoing instrument on the above and forgoing instrument.

NOTARY STAMP/SEAL

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 72374
JAMIE GAIL ROWLAND
Commission Expires
Jan. 8, 2012
DESOTO COUNTY

NOTARY PUBLIC
MY Commission Expires: 01·08·12