

PREPARED BY AND RETURN TO:  
Lockett Land Title Inc.  
Giles W. King, Attorney  
5740 Getwell Road Bldg 9 Suite A  
SOUTHAVEN, MS 38672  
662-890-6909

2/26/08 9:59:20 <sup>55</sup>  
BK 579 P6 107 <sup>69</sup>  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

**QUITCLAIM DEED**

Patrick Dale Fitzgerald, Sr. a/k/a Pat Fitzgerald and wife, Cherryl Fitzgerald  
GRANTORS,

TO:

William Charles Fitzgerald  
GRANTEE,

For and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, cash in hand paid, and other good, legal sufficient and valuable consideration, the receipt of which is hereby acknowledged, Patrick Dale Fitzgerald, Sr. a/k/a Pat Fitzgerald and wife, Cherryl Fitzgerald, the undersigned Grantors do hereby convey and quitclaim to the above Grantee, William Charles Fitzgerald, their remaining one-third (1/3) interest in and to the following described real estate, located and situated in DeSoto County, Mississippi and more particularly described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

THIS QUITCLAIM DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION AS NONE WAS REQUESTED

This deed is subject to rights of way and easements for public roads and public utilities; to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi; limitations and restrictions set forth with the recorded plat of said subdivision as well as any amendments thereto.

Witness our signature this the 5 day of January, 2007

*Patrick Dale Fitzgerald Sr.*  
Patrick Dale Fitzgerald, Sr. aka Pat Fitzgerald  
GRANTOR

*Cherryl Fitzgerald*  
Cherryl Fitzgerald  
GRANTOR

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

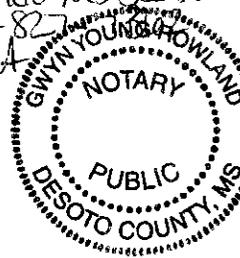
Personally appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named, Patrick Dale Fitzgerald Sr. a/k/a Pat Fitzgerald and wife, Cherryl Fitzgerald who acknowledged that they executed the above and foregoing instrument on the day and year therein mentioned after being duly authorized so to do.

Given under my hand and seal this 5 day of January, 2007

*Gwyn Young Rowland*  
NOTARY

Grantor's Address:  
1948 Tina Drive  
Hernando, MS 38632  
(H)662-429-0016  
(W)N/A

Grantee's Address:  
1948 Tina Dr  
Hernando MS 38632  
(H)901-827-  
(W) N/A



Notary Public State of Mississippi  
At Large  
My Commission Expires  
June 26, 2009  
BONDED THRU  
HEIDEN, BROOKS & GARLAND, INC.

*Davis*

*2*

BEING SURVEY OF THE THE PAT & CHERRY FITZGERALD PROPERTIES LOCATED ON ROBERTSON GIN ROAD IN DESOTO COUNTY, MISSISSIPPI. SAID PROPERTY BEING PART OF THE WEST  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$  AND THE WEST  $\frac{1}{2}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

~~LOT 2 OF 3-LOT SUBDIVISION~~

BEGINNING AT AN IRON PIN SET IN THE EAST R.O.W. LINE OF ROBERTSON GIN ROAD (80' R.O.W.-40' EAST OF CENTERLINE) A DISTANCE OF 2295.43' NORTH AND 68.87' WEST OF THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI, SAID POINT BEING IN A CURVE; THENCE NORTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 451.63' AND A DELTA ANGLE OF 03°17'09", AN ARC DISTANCE OF 25.90' TO A POINT OF TANGENCY; THENCE N13°00'56"E, CONTINUING ALONG SAID EAST R.O.W. LINE, A DISTANCE OF 257.48' TO AN ANGLE POINT, SAID POINT BEING THE SOUTHWEST CORNER OF A PROPOSED 50' INGRESS-EGRESS EASEMENT; THENCE N10°05'46"E, ALONG SAID EAST R.O.W. LINE, A DISTANCE OF 61.27' TO AN IRON PIN SET AT THE THE SOUTHWEST CORNER OF LOT 1 OF THE 3-LOT SUBDIVISION OF THE PAT & CHERRYL FITZGERALD PROPERTIES; THENCE N87°41'05"E, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 567.60' TO AN IRON PIN SET AT AN ANGLE POINT; THENCE S19°42'52"E, A DISTANCE OF 346.22' TO AN IRON PIN SET IN THE NORTH LINE OF THE FREDDIE P. & CHARLENE ROBERTS PROPERTY DESCRIBED IN DEED BOOK 275, PAGE 115; THENCE S87°27'49"W, ALONG SAID NORTH LINE OF ROBERTS, A DISTANCE OF 758.94' TO THE POINT OF BEGINNING, AND CONTAINING 219,861.29 S.F. OR 5.047 ACRES, MORE OR LESS.

AN EXISTING ELECTRICAL UTILITY EASEMENT (NO RECORD FOUND) CROSSES THE WESTERLY PART OF THE ABOVE DESCRIBED PROPERTY, AND ALSO RUNS ALONG PART OF THE SOUTHERLY LINE OF SAID PROPERTY, AS SHOWN ON THE PLAT OF SURVEY. FENCES EXIST AS SHOWN ON THE PLAT OF SURVEY.