

8/14/08 10:54:00  
BK 591 PG 370  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

✶

**File No: H8-90**  
**Prepared By & Return To:**  
**MS Real Estate Closings, LLC**  
**1576 Monteith Ave Ste A.**  
**Hernando, MS 38632**  
**662-429-8822**

**WARRANTY DEED**

**Venture Signature Homes, LLC**

**GRANTOR(S)**

**TO**

**Antonio R. Anderson and wife**  
**Shirley D. Anderson**

**GRANTEE(S)**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, **Venture Signature Homes, LLC, Grantor(s)**, do hereby sell, convey and warrant unto, **Antonio R. Anderson and wife, Shirley D. Anderson Grantee(s)**, as tenants by the entirety with full rights of survivorship and not as tenants in common, the following described real property located and being situated in DeSoto County, Mississippi, and being more particularly described as follows, to wit:

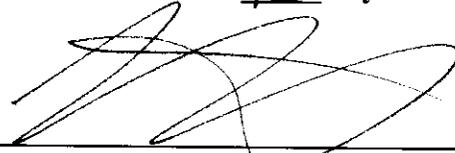
**Lot 103, Phase 2, Heritage Oaks, situated in Section 17, Township 3 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 92, Page 3, in the Office of the Chancery Clerk of DeSoto County, Mississippi.**

**Being the same property conveyed to Venture Signature Homes, LLC by Warranty Deed recorded in Book 538, Page 705, in the Office of the Chancery Clerk of DeSoto County, Mississippi.**

The warranty of this conveyance is made expressly subject to all applicable building restrictions and restrictive covenants of record, any subdivision and zoning regulations in effect, any rights-of-way, restrictions, easements or servitudes, and any lease, grant, exception or reservation of minerals or mineral rights.

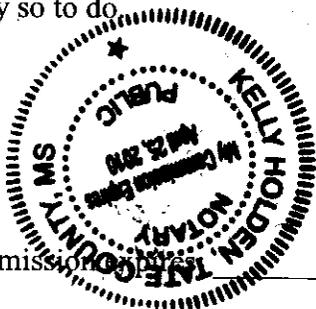
Possession is to be given with delivery of deed.

WITNESS THE SIGNATURE of the Grantors this the 13 day of August, 2008.

  
\_\_\_\_\_  
Charles Stott, Member of Venture Signature Homes, LLC

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and state, on this 13 day of August 2008 with my jurisdiction, the within named, **Charles Stott**, who acknowledged that he is a **Member of Venture Signature Homes, LLC**. and that for and on behalf of the said company, and as its act and deed they/he/she executed the above foregoing instrument, after first having been duly authorized by said company so to do.



  
\_\_\_\_\_  
Notary Public

My commission expires \_\_\_\_\_

GRANTOR:

GRANTEE:

135 Motor Scooter Dr.  
Nesbit MS 38651  
662 429 8092  
NA

2245 Della St.  
Hernando MS 38630  
662 673 0190  
N/A