

Prepared By &  
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9/02/08 11:15:16  
BK 592 PG 496  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

# REALTY TITLE

*amw*  
2396 East Parkway  
Hernando, MS 38632  
(662)429-2680 / (662)429-5190 (fax)  
File No. 08100114

## WARRANTY DEED

**Thomas Margiotta and Kashleen Labbe** - Grantor(s)

**Shannon Antonio Riley and Latoya Riley** - Grantee(s)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, Thomas Margiotta and Kashleen Labbe do hereby sell, convey and warrant unto Shannon Antonio Riley and wife, Latoya Riley, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 280, Section F, Kingston Estates Subdivision, located in Section 28, Township 1 South, Range 8 West, as shown on plat of record in Plat Book 70, Page 2 in the Chancery Clerk's Office of DeSoto County, Mississippi, to which plat reference is made for a more particular description of said property.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

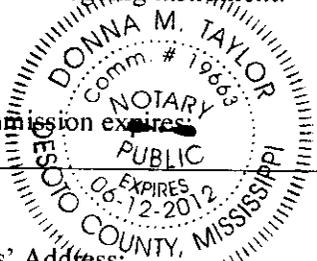
WITNESS our signature this 28th day of August, 2008.

*Thomas Margiotta*  
Thomas Margiotta  
*Kashleen Labbe*  
Kashleen Labbe

STATE OF MISSISSIPPI  
COUNTY OF DeSOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 28th day of August, 2008, within my jurisdiction, the within named Thomas Margiotta and Kashleen Labbe, who acknowledged that he/she/they executed the above and foregoing instrument.

My commission expires:



*Donna M Taylor*  
(Notary Public)

Grantors' Address:  
894 Hamlet Place  
Diamondhead, MS 39525  
H - 228-216-2266  
W - N/A

Grantees' Address:  
7357 Lee Ann Drive  
Horn Lake, MS 38637  
H - 662-541-1544  
W - N/A