

This document was prepared by John C. Morris, III, 2309 Oliver Road, Louisiana Telephone: (318) 330-9020

**INDEXING INSTRUCTIONS:**  
Lot 77, Section B, Wellington Square East S/D, Section 27, T1S, R8W, Desoto County, MS.

STATE OF MISSISSIPPI

COUNTY OF DESOTO

**SPECIAL WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the undersigned, grantor (s) **Citimortgage, Inc.** hereby convey, and warrant specially unto grantee (s) **Klondra Seals**, the following described property situated in Desoto County, Mississippi, to-wit;

**SEE ATTACHMENT EXHIBIT "A"**

City, County, and State ad valorem taxes for the year 2008 are to be pro-rated as of the date of delivery of this deed.

The above warranty and this conveyance is made subject to any and all valid and outstanding oil, gas, and mineral leases, exceptions, reservations and conveyances.

The above warranty and this conveyance is made subject to any and all easements for public utilities as presently laid out, constructed or in use.

WITNESS MY SIGNATURE, this the 30 day of OCTOBER, 2008.  
**Citimortgage, Inc. BY ITS ATTORNEY-IN-FACT National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services (FAACS)**

BY: Melissa Luera  
Vice President

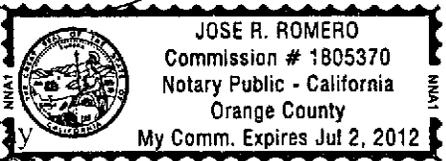
STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 30 day of OCTOBER, 2008, within my jurisdiction, the within name MELISSA LUERA who acknowledge that he/she is VICE PRESIDENT of **National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services (FAACS)**, a corporation which is the Attorney in Fact for **Citimortgage, Inc.**, a corporation, and that for and on behalf of the said **National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services (FAACS)** in its representative capacity as Attorney in Fact for **Citimortgage, Inc.**, that he/she executed the above and foregoing instrument, after first having been duly authorized so to do.

NOTARY [Signature]

JUL 2, 2012  
MY COMMISSION EXPIRES

GRANTOR:  
**Citimortgage, Inc.**  
3 First American Way  
Santa Ana, CA 92707  
714-800-4370  
R08-1393/al



GRANTEE:  
**Klondra Seals**  
2245 Red Banks Road  
Byhalia, MS 38611  
615-491-7969

2402 La Sonja Ln  
Horn Lake MS 38637  
662-838-3366  
615-491-7969

PREPARED BY & RETURN TO:  
**AUSTIN LAW FIRM, P.A.**  
ATTORNEYS AT LAW  
6928 COBBLESTONE DRIVE, SUITE 100  
SOUTHAVEN, MS. 38672  
662-890-7575  
S10-08-0618

## **EXHIBIT "A"**

**LEGAL DESCRIPTION:**

Lot 77, Section B, Wellington Square East Subdivision, in Section 27, Township 1 South, Range 8 West, as shown on plat of record in Plat Book 93, Page 13, in the Office of the Chancery Court Clerk of DeSoto County, Mississippi.

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