

AFTER RECORDIN RETURN TO:

Mississippi Real Estate Closings, LLC
1240 Goodman Road Ste 3
Southaven, MS 38671
662-349-1818

Patricia Powell

GRANTEE(S)

Amanda M. Powell Anderson

GRANTOR(S)

STATE OF MISSISSIPPI

COUNTY OF DESOTO

WARRANTY DEED

For and in consideration of the sum of ten and No/100 dollars (\$10.00) and other good and valuable consideration, the receipt, sufficiency and adequacy of which is hereby acknowledged, I, the undersigned, **Amanda M. Powell Anderson, a single woman, GRANTOR(S)**, do hereby grant, bargain, sell, convey and warrant unto **Patricia Powell, a single woman, as sole owner, GRANTEE(S)**, the following described property located and situated in DeSoto County, Mississippi and more particularly described as follows, to-wit:

Lot 56, Section A-2, Rosebury PUD, situated in Section 10, Township 2 South, Range 7 West, DeSoto County, Mississippi, as recorded in Plat Book 84, Pages 49-50, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Being the same property conveyed by Warranty Deed to Amanda M. Powell dated March 26, 2004 and filed for record in Book 468. Page 385, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Said legal description intended to describe the same property described in Deed Book 84 at Page 49-50 on file in the Chancery Clerk's office of DeSoto County, Mississippi.

There is expected from the warranty hereof and this conveyance is made subject to the following:

1. All taxes becoming a lien on the above described property on and after January 1, 2009. It is agreed and understood that the taxes for the current year have been prorated as of the date of this conveyance on an estimated basis, and when said taxes are actually determined, if the proration as of date of this conveyance is incorrect, then the parties hereto agree to settle with, recompense and reimburse on demand the party to whom any deficit is owed based upon an actually proration.
2. All existing easements, grants or rights-of-way for public roads and for public roads and for electric, telephone, telegraph, gas, water or similar utility purposes;
3. Any and all oil, gas and mineral leases on subject property;
4. County Zoning and Subdivision Regulations Ordinances, as amended;
5. Protective Covenants recorded in the office of the Chancery Clerk of DeSoto County, Mississippi.

By way of explanation, Amanda M. Powell and Amanda M. Powell Anderson are one in the same person

Witness the signature of the Grantor on this the 4th day of March 2009.

Amanda M Powell Anderson
Amanda M. Powell Anderson

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority at law in and for the aforesaid County and State the within named, Amanda M. Powell Anderson, who acknowledged that he/~~she~~/they signed, sealed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as his/her/their free and voluntary act and deed.

Given under my hand and official seal of office, this the 4th day of March 2009.

SEAL

My Commission Expires:



[Signature]
NOTARY PUBLIC

Grantor's Address:

3167 Rosebrook Cr.
Southaven MS 38162

Ph: 9012385579
N/A

Grantee's Address:

3167 Rosebrook Cr.
Southaven, MS 38162

Ph: 9013991626
N/A

Prepared By:

M. Reid Stanford, Esq.
307 West Main Street
Tupelo, MS 38804
Phone: 662.791.7878
MS Bar No.: 10,011

INDEXING INSTRUCTIONS:

Lot 56, Section A-2, Rosebury PUD, Section 10, Township 2 South, Range 7 West, DeSoto County, Mississippi.