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PREPARED BY ~~RETURN TO:~~
D. B. BRIDGFORTH (MSB #4547)
BRIDGFORTH & BUNTIN, PLLC
P.O. BOX 241
SOUTHAVEN, MS 38671
(662) 393-4450

Return To:

First American Title Insurance Company
4780 I-55 North, Suite 400
Jackson, MS 39211
(601) 366-1222

Grantor

MS Delta Properties, LLC
6440 E. Via Estrada
Anaheim Hills, California, 92807
Telephone: 714-393-4931
Work: Same

Grantee

South Creek Collections, LLC
2128 East 65th Street
Brooklyn, NY 11234
Telephone: 917-545-5012
Work: Same

**MS DELTA PROPERTIES, LLC, a
Mississippi Limited Liability Company
GRANTOR**

TO

**ASSUMPTION
WARRANTY
DEED**

**SOUTH CREEK COLLECTION, LLC,
a Mississippi Limited Liability Company
GRANTEE)**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, and further consideration of the assumption and agreement to assume the present balance of that certain Deed of Trust, Security Agreement and Assignment of Leases and Rents dated July 5, 2005 executed by William H. Graham, III and Charlotte B. Graham to First American Title Insurance Company, Trustee for the benefit of Column Financial, Inc. and recorded in Book 2255, Page 657, assigned to Wells Fargo Bank, N.A. as trustee for the registered Holders of Credit Suisse First Boston Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2005-C5 recorded in Book 2503, Page 631 said Deed of Trust assumed by MS Delta Properties, LLC by Assumption and Release Agreement recorded in Book 2738, Page 112 in the Chancery Clerk's Office of DeSoto County, Mississippi the receipt and sufficiency of all of which is hereby acknowledged, **MS DELTA PROPERTIES, LLC, a Mississippi Limited Liability Company** does hereby sell, convey, and warrant unto **SOUTH CREEK COLLECTION, LLC, a Mississippi Limited Liability Company**, the land and all appurtenances thereon lying and being situated in DeSoto County, Mississippi, described as follows, to wit:

PARCEL 1:

Lot 9A, Division of Lot 9, First Amendment to the Fourth Revision, DESOTO STATION, in Section 30, Township 1 South, Range 7 West, City of Southaven, DeSoto County, Mississippi as per plat thereof recorded in Plat Book 72, Page 27 in the Chancery Clerk's Office of DeSoto County, Mississippi.

AND

PARCEL 2:

Lot 9B, Division of Lot 9B, First Amendment to the Fourth Revision, DESOTO STATION, in Section 30, Township 1 South, Range 7 West, as shown on plat of record in Plat Book 73, Page 4, in the Chancery Clerk's Office of DeSoto County, Mississippi.

Together with the appurtenant easements benefiting the land above as contained in Declaration of Covenants and Conditions and Reciprocal Easement Agreement by and between Malco Theaters, Inc.; Michael E. Lightman, and Endeavor Group, LLC recorded in Book 329, Page 118,; and Reciprocal Ingress/Egress and Utility Easement Agreement by and between Kisber Southern Holdings, LLC and Endeavor Group, LLC recorded in Book 434, Page 142.

The above property is the same property conveyed to the Grantors herein by Assumption Warranty Deed of record in Book 561, Page 416 in the Chancery Clerk's Office of DeSoto County, Mississippi.

The warranty in this deed is subject to the rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in City of Southaven and DeSoto County, Mississippi. Further subject to Subdivision restrictions, building lines and easements of record in Plat Book 72, Page 27 and easements of record in Book 387, Page 113, and Book 395, Page 191 in the Chancery Clerk's Office of DeSoto County, Mississippi, as to Parcel 1.

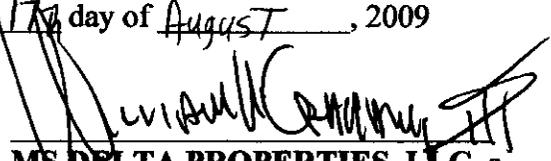
Subject to Subdivision restrictions, building lines and easements of record in Plat Book 51, Page 7 and Plat Book 73, page 4 in said Chancery Clerk's Office, as to Parcel 2.

Declarations of Restrictions of record in Book 480, Page 469; Agreement Regarding Restrictive Covenants of record in Book 387, Page 107; Reciprocal Ingress/Egress and Utility Easement Agreement of record in Book 434, Page 142, Right of Way Easement of record in Book 391, Page 178; and Declaration of Covenants and Conditions and Reciprocal Easement Agreement of record in Book 329, Page 118, as to Parcels 1 and 2, all in said Chancery Clerk's Office.

The Grantors herein do hereby authorize the transfer of this indebtedness from their names to the name of the Grantee herein and said Grantor do hereby set over and assign without charge any and all escrow funds now held in said Wells Fargo Bank, N.A. to said Grantee.

Taxes for 2009 are to be assumed and paid by the Grantee, and possession is given with delivery of this deed.

WITNESS our signature(s), this the 17th day of August, 2009


**MS DELTA PROPERTIES, LLC, a
 Mississippi Limited Liability Company
 By William H. Graham, III,
 Sole Member & Manager**

STATE OF _____

COUNTY OF _____

PERSONALLY APPEARED before me, the undersigned authority of law, in and for the jurisdiction aforesaid, the within name, William H. Graham, III, who in his capacity as sole Member and Manager of MS Delta Properties, LLC a Mississippi Limited Liability Company acknowledged that he signed and delivered the above foregoing instrument on the day and year therein mentioned, as his free act and deed, and for the purposes therein expressed after being duly authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2009

Notary Public

My commission expires: _____

PROPERTY ADDRESS: 200 GOODMAN ROAD and 7090 MALCO BLVD
SOUTHAVEN, MS 28671

See Below

State of California

County of ORANGE

On Aug 17 2009, before me, Connie Lou Sedillo, Notary

personally appeared William H. Graham III

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

Connie Lou Sedillo
Signature of Notary Public



Indexing Instruction: Lot 9A, Fourth Revision, First Amendment, DeSoto Station and Lot 9B, Division of Lot 9B, First Amendment, Fourth Revision, DeSoto Station, Section 30, Township 1 South, Range 7 West.