

Space Above This Line for Recording Data

Prepared By: Realty Title, 6397 Goodman Rd, Suite 112, Olive Branch, MS 38654 (662)893-8077

✱ Return To: Mississippi Title Group, LLC,  
2091 Old Taylor Road, Suite 101, Oxford, MS 38655 (662)236-2003

## WARRANTY DEED

Grantor(s): **Jason M. Bowlan**  
Address: **9640 Miranda Drive, Olive Branch, MS 38654**  
Phone: **901-605-0002 (Home) 901-605-0481 (Work, if any)**

Grantee(s): **Elizabeth A. Zbrozek**  
Address: 10801 Oak Leaf Drive, Olive Branch, MS 38654

Phone: 586-703-1297 (Home) N/A (Work, if any)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, **Jason M. Bowlan** does hereby sell, convey and warrant unto **Elizabeth A. Zbrozek, a single person**, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to wit:.

LEGAL DESCRIPTION: **Lot 196, Section D, Magnolia Lakes Subdivision, situated in Section 35, Township 1 South, Range 6 West, as shown on plat of record in Plat Book 72, Page 31 in the Chancery Clerk's Office of DeSoto County, Mississippi.**

**By way of explanation, Emily Bowlan, wife of Jason M. Bowlan, joins in this Deed to convey any homestead, marital or any other rights she may have or hereinafter acquire in said property by virtue of her marriage to Jason M. Bowlan.**

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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 1st day of March, 2010.

Jason M. Bowlan  
Jason M. Bowlan

Emily Bowlan  
Emily Bowlan

STATE OF MISSISSIPPI  
COUNTY OF DeSOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 1st day of MARCH, 2010, within my jurisdiction, the within named **Jason M. Bowlan and Emily Bowlan** who acknowledged that they executed the above and foregoing instrument.

[Signature]  
(Notary Public)

My commission expires:

