

**THIS DOCUMENT PREPARED BY AND RETURN TO:** Rebecca S. Thompson, MSB #9765, Smith, Phillips, Mitchell, Scott & Nowak, LLP, P.O. Box 346, Hernando, MS 38632, (662) 429-5041

**INDEXING INSTRUCTION:** Lot 16, First Addition, Germanwood Estates Subdivision, located in Section 28, Township 1 South, Range 6 West, DeSoto County, Mississippi and recorded in Plat Book 21 at page 53.

**MARIA H. RODEN**  
8871 Windersgate Drive  
Olive Branch, MS 38654  
662-895-8947 (hm)  
n/a (wk)

**GRANTOR**

**TO**

**QUITCLAIM DEED**

**THE MARIA H. RODEN  
REVOCABLE LIVING TRUST,  
MARIA H. RODEN AND  
WOODROW W. HILL, JR., CO-TRUSTEES**  
8871 Windersgate Drive  
Olive Branch, MS 38654  
662-895-8947 (hm)  
n/a (wk)

**GRANTEE**

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good, valuable and legal considerations, the receipt and sufficiency of which are hereby acknowledged, **MARIA H. RODEN, Grantor**, does hereby grant, bargain, sell, remise, release and forever quitclaim unto **THE MARIA H. RODEN REVOCABLE LIVING TRUST, MARIA H. RODEN AND WOODROW W. HILL, JR., Grantee**, the following described real property located in DeSoto County, Mississippi, to-wit:

Lot 16, First Addition, GERMANWOOD ESTATES Subdivision, located in Section 28, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per plat recorded in Plat Book 21, Page 53, in the Chancery Court Clerk's Office of DeSoto County, Mississippi to which Plat reference is hereby made for a more particular description of the property.

By way of explanation, Robert R. Roden died on March 5, 2009. This is the same property conveyed to Grantor and Robert R. Roden as tenants by the entirety with right of survivorship by Deed recorded in Deed Book 349 at page 673 of the land deed records of DeSoto County, Mississippi. The purpose of this deed is to evidence transfer of all of Grantor's right, title and interest in and the property conveyed herein to the Maria H. Roden Revocable Living Trust dated April 27, 2007. The Warranty Deed recorded in Deed Book 510 at page 58 and re-recorded in Deed Book 511 at page 547 in the office of the Chancery Clerk of DeSoto County, Mississippi is not a valid transfer pursuant to Mississippi Code Section 91-9-7 as no trust nor certificate of trust was filed for the Robert E. Roden and/or Maria H. Roden Revocable Living Trust dated October 28, 2000.

The hereinabove described land is conveyed subject to road rights of way, public utility easements, zoning and subdivision regulations and health department regulations in effect in DeSoto County, Mississippi.

Possession is given with the delivery of this deed.

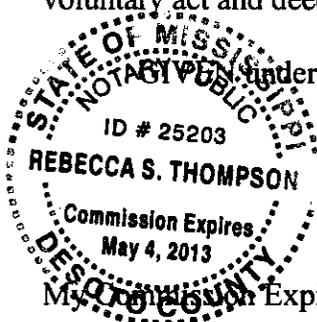
WITNESS my signature, this the 22<sup>nd</sup> day of March, 2010.

Maria H. Roden  
MARIA H. RODEN, Grantor

STATE OF MS  
COUNTY OF DeSoto

Personally appeared before me, the undersigned authority in and for said county and state, the within named **MARIA H. RODEN**, who acknowledged that she signed and delivered the above and foregoing instrument on the day and year therein mentioned, as her free and voluntary act and deed, and for the purposes therein expressed.

Under my hand and official seal of office, this the 22<sup>nd</sup> day of March, 2010.



Rebecca S. Thompson  
Notary Public

My Commission Expires: 5-4-13

**NO TITLE WORK WAS REQUESTED OR DONE IN THE PREPARATION OF THIS DEED. DEED PREPARED FROM INFORMATION PROVIDED BY GRANTOR AND GRANTEE. PREPARER MAKES NO WARRANTIES AS TO TITLE TO THE PROPERTY OR TO THE ACCURACY OF INFORMATION FURNISHED.**