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GRANTOR:
THE SECRETARY OF VETERANS AFFAIRS
Department of Veterans Affairs
Washington, DC 20420

GRANTEE:
BILL EUGENE HARGIS, JR. and wife,
CHERYL MCMULLER HARGIS
3771 Chancey Cove
Southaven, MS 38671

Telephone: 972-407-3734

Telephone: 901-486-5946

Indexing Instructions:
DeSoto County, Mississippi,
Township 3 South, Range 9 West
Pleasant Hill Homesites Arkabutla,
Lot 40, Section 36

Return to:
Delgado Law Firm, PLLC
5779 Getwell Rd.
Bldg. D, Suite 5
Southaven, MS 38672
662-536-2120

Prepared By: ~~XXXXXX~~
Law's Specialty Group Inc.
235 West Brandon Blvd, #191
Brandon, FL 33511
1-866-755-6300
Under the Supervision of:
Bryant & Rutland, PLLC

Property Address:
5330 Openwood Lane, Hernando, MS 38632

STATE OF MISSISSIPPI
COUNTY OF DESOTO

SPECIAL WARRANTY DEED

700 3174

In consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, THE SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America, a government entity, hereby conveys and specially warrants to BILL EUGENE HARGIS, JR. and wife, CHERYL MCMULLER HARGIS, as joint tenants with full rights of survivorship and not as tenants in common, the following described land situated in Desoto County, Mississippi, to-wit:

LOT 40, PLEASANT HILL HOMESITES, ARKABUTLA RESERVOIR, LOCATED IN SECTION 36, TOWNSHIP 3 SOUTH, RANGE 9 WEST, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 6, IN THE CHANCERY CLERK'S OFFICE OF DESOTO COUNTY, MISSISSIPPI. MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT LOCATED AT THE SOUTHEAST CORNER OF LOT 40, FROM WHICH POINT AN IRON PIN LOCATED 20 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 8, BEARS NORTH 60°02' EAST 3,839.04 FEET DISTANT; RUNNING THENCE SOUTH 69°25' WEST 214.69 FEET TO A POINT; THENCE NORTH 08°34' WEST 191.4 FEET TO A POINT; THENCE NORTH 63°03' EAST 56.90 FEET TO A POINT; THENCE NORTH 44°42' EAST 115.26 FEET TO A POINT; THENCE SOUTH 23°48' EAST 242.1 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.92 ACRES, MORE OR LESS, SUBJECT TO THE CONDITIONS, REGULATIONS AND OUTSTANDING INTEREST MENTIONED IN THE DEED FROM THE UNITED STATES OF AMERICA TO JOE SALIBA, RECORDED IN BOOK 57, PAGE 291, AND BEING THE SAME LAND CONVEYED BY THE DEED IN BOOK 66, PAGE 235, IN THE CHANCERY CLERK'S OFFICE OF DESOTO COUNTY, MISSISSIPPI.

Delgado

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ALSO KNOWN AS LOT 40, PLEASANT HILL ARKABUTLA RESERVIOR SUBDIVISION, LOCATED IN PLAT BOOK 3, PAGE 6, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA BY SUBSTITUTE TRUSTEE'S DEED, DATED DECEMBER 8, 2009 AND RECORDED DECEMBER 11, 2009 IN BOOK 623, PAGE 227, IN DESOTO COUNTY, MISSISSIPPI.

PROPERTY ADDRESS: 5330 Openwood Lane, Hernando, Mississippi 38632
The legal description was obtained from a previously recorded instrument.

This conveyance is made subject to any restrictions, easements, rights-of-way, covenants and conditions affecting this property.

Grantor does further covenant and bind itself, and its successors and assigns to warrant and forever defend the title to the property to the said Grantees against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

TAXES for the year of 2010 are to be paid by Grantees and possession is to be given upon delivery of this deed.

Pursuant to provisions of 38 U.S.C. 3720 (a)(6) THE SECRETARY OF VETERANS AFFAIRS does not seek to exercise exclusive jurisdiction over the within described property

WITNESS the signature of THE SECRETARY OF VETERANS AFFAIRS, an office of the United States of America, a government entity, this the 1st day of April 2010.

THE SECRETARY OF VETERANS AFFAIRS, An officer of the United States of America

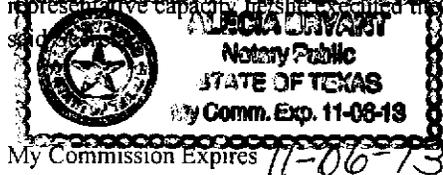
By: *Sandra Colgrove*

Sandra Colgrove, Asst Secy
Printed Name and Title

*Countrywide, pursuant to a delegation of authority
Contained in 38 C.F.R. §36.4342(f)*

STATE OF TEXAS } COUNTY OF COLLIN }

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 1st day of April, 2010, within my jurisdiction, the within named Sandra Colgrove, pursuant to a delegation of authority contained in 38 C.F.R. §36.4342(f) on behalf of The Secretary Of Veterans Affairs, and that in said representative capacity, she executed the above and foregoing instrument, after first having been duly authorized to deed of



Alicia Bryant
NOTARY PUBLIC

The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. No title search was performed on the subject property by this preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed, or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. PREPARER IS NOT RESPONSIBLE FOR CLOSING, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation. The conveyance amount was not made available to preparer and was added after the preparation of this instrument by agent for Grantor.