

6/17/10 1:41:38
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DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

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Prepared by:
Fearnley & Califf - MS
981 Goodman Road - Suite 105
Horn Lake, MS 38637
Phone No.: 901 328-6800
Linda J. Mathis, Attorney - MS Bar Number: 9183

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STATE OF MISSISSIPPI

FHA CASE NO. 283-013766

COUNTY OF DeSoto

SPECIAL WARRANTY DEED

INDEXING INSTRUCTIONS: Lot 197, Sec D, Kingston Estates S/D, Sec 28, T1S, R8W, Plat Book 48, Page 13, DeSoto Co, MS

This Indenture, made this 9th day of June, 2010, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged,

Shaun Donovan, Secretary of Housing and Urban Development of Washington, D.C.,
(Grantor)
c/o Hooks Van Holm, Inc.
1021 Noble Street, Suite 212
Anniston, AL 36203
(256) 241-1415
No Second Number

party of the first part, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey, confirm and specially warrant unto,

Hiram Agner and Dale Raggio,
(Grantee(s))
5330 Hwy 301
Horn Lake, MS 38637
(901) 359-3808
No Second Number

() as joint tenants with full rights of survivorship and not as tenants in common, (if applicable) party(ies) of the second part, the following described property situated in DeSoto County, State of Mississippi, and being more particularly described as follows, to-wit:

Lot 197, Section D, Kingston Estates Subdivision, situated in Section 28, Township 1 South, Range 8 West, DeSoto County, MS, as per plat of record in Plat Book 48, Page 13, in the Chancery Clerk's Office of DeSoto County, MS.

Being the same property acquired by the party of the first part pursuant to the provision of the National Housing Act, as amended (12 USA 1701 et seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531).

This Deed not to be in effect until: June 15, 2010

To have and to hold the said property hereinbefore described, with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the Grantee(s), forever, in fee simple; and the Grantor specially warrants the title to the said bargained property above described against the lawful claims of all persons claiming by, through or under the Grantor.

Subject to any and all prior and outstanding leases, exceptions, reservations and/or conveyances of oil, gas and/or other minerals and any geothermal energy resources lying in, on and under the above described property.

Subject to any environmental condition existing upon the subject property which would cause said property to be in violation of any State and/or Federal Environmental Protection Act.

Subject to any and all covenants, restrictions, easements, conditions and rights-of-way, whether of record or of use, which affect the real property, hereby conveyed; and subject to any state of facts an accurate survey would show.

In Witness whereof the undersigned Anceletta Harris, who acknowledged that she/he is HUD's Delegated Authority of Hooks Van Holm, Inc., an Alabama corporation, and has set her/his hand and seal for and on behalf of the said the Secretary of Housing and Urban Development, under authority and by virtue of that delegation of authority published at 70 F. R. 43171 (July 26, 2005), as amended.

Secretary of Housing and Urban Development

Anceletta Harris
By: Hooks Van Holm, Inc.,
Its: Authorized Signatory

STATE OF ALABAMA
COUNTY OF CALHOUN

Personally appeared before me, the undersigned authority in and for said county and state, on this 09 day of June, 2010, within my jurisdiction, the within named Anceletta Harris who acknowledged to me that she/hewith is HUD's Delegated Authority of Hooks Van Holm, Inc., an Alabama corporation, and has set her/his hand and seal for and on behalf of the said the Secretary of Housing and Urban Development, under authority and by virtue of that delegation of authority published at 70 F. R. 43171 (July 26, 2005), as amended, and as the act and deed of said Corporation and the Secretary of Housing and Urban Development, she/he executed the above and foregoing instrument, after first having been duly authorized by said Corporation and the Secretary of Housing and Urban Development so to do.

Linda W Jackson
NOTARY PUBLIC

My Commission Expires: 1/23/13

(Seal)

LINDA W JACKSON
NOTARY PUBLIC
ALABAMA
STATE AT LARGE

Parcel No.: 1 08 8 28 11 0 00197 00
Mail Tax Bills to: Hiram Agner and Dale Raggio
5330 Hwy 301
Horn Lake, MS 38637

Property Address: 7070 Benji Ave.
Horn Lake, MS 38637

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