

7/12/10 10:32:04
DK W BK 637 PG 623
DE SOTO COUNTY, MS
M.E. DAVIS, CH CLERK

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THIS INSTRUMENT PREPARED BY:
Eric L. Sappenfield, PLLC, MS Bar #6468
6858 Swinnea Road, 5 Rutland Place
Southaven, MS 38671
(662) 349-3436

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MS Bar #2492

River Oak Builders, LLC

8800 Hunters Run Drive
Olive Branch, Mississippi 38654
Work Phone #: (901) 603-7049
Home Phone #: N/A
GRANTOR

TO

WARRANTY
DEED

Tonisha S. Manning, an unmarried person

9086 Tremont Drive
Olive Branch, Mississippi 38654
Work Phone #: N/A
Home Phone #: 901-754-6440
GRANTEE

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, River Oak Builders, LLC, does hereby sell, convey, and warrant unto Tonisha S. Manning, an unmarried person, the following described property situated in the County of DeSoto, State of Mississippi, together with all improvements and appurtenances thereon more particularly described as follows:

Lot 326, Section B, Gardens of Plantation Lakes, in Section 22, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per Plat thereof recorded in Plat Book 96, Page 43, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, rights of ways and easements for public roads and public utilities and restrictive covenants and easements of record.

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It is understood and agreed that the taxes for the year 2010 have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid.

Possession is to be given with delivery of this Deed.

WITNESS OUR SIGNATURE, this the ^{7th}~~6th~~ day of July, 2010

River Oak Builders, LLC

By: Conrad L. Kreunen
Conrad L. Kreunen, Member

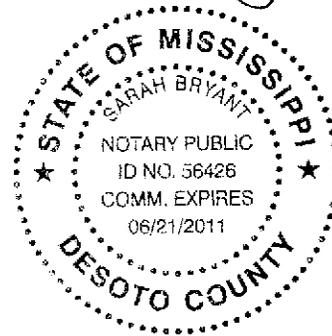
By: Gail Y. Kreunen
Gail Y. Kreunen, Member

STATE OF Mississippi
COUNTY OF DeSoto

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 7th day of July, 2010, within my jurisdiction, the within named Conrad L. Kreunen and Gail Y. Kreunen, who acknowledged that they are Members of River Oaks Builders, LLC, a Mississippi Limited Liability Company, and that for and on behalf of said limited liability company, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

Sarah Bryant
Notary Public
Sarah Bryant

My Commission Expires:
June 21, 2011



FILE NUMBER: 13065