

8/31/10 10:33:21 54  
DK W BK 641 PG 579  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

Prepared by and return to:  
O'Brien Law Firm, LLC/Bar No. 10731  
1630 Goodman Road East, Suite 5  
Southaven, MS 38671  
(662) 349-3339  
File No. 10080120  
**CLASSIC HOMES, LLC OF DESOTO**  
Grantor

TO

**WARRANTY DEED**

**YANNELIN BALDERRABANO, Single & DELFINA RIVERA LICONA, Single**  
Grantees

For and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **CLASSIC HOMES, LLC, OF DESOTO, A MISSISSIPPI LIMITED LIABILITY COMPANY**, Grantor, does hereby sell, convey and warrant unto **YANNELIN BALDERRABANO, Single**, AND **DELFINA RIVERA LICONA, Single**, Grantees, the following described real property located and situated in DeSoto County, Mississippi, and more particularly described as follows, to-wit:

**Lot 171, Section "C", DeSoto Woods Subdivision, situated in DeSoto County, Mississippi recorded in the Chancery Clerk's Office in Plat 7, Page 15, together with the two mobile homes situated thereon. Being located in Section 1, Township 2, Range 8.**

The warranty in this deed is subject to restrictive covenants and utility easements shown on plat of said subdivision, subdivision and zoning regulations in effect in DeSoto County, Mississippi, rights of ways and easements for public roads and public utilities and all applicable building restrictions and easements of record, Health Department regulations in effect in DeSoto County, Mississippi, and any prior reservation of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the aforescribed real property.

Possession will be given upon delivery of this deed.  
Taxes for the year 2010 will be prorated between the Grantor and Grantees.  
WITNESS THE SIGNATURES of the Grantors this the 27<sup>th</sup> day of August, 2010

Joe E. Dunning III, member  
JOE E. DUNNING, III, MEMBER

STATE OF MISSISSIPPI  
COUNTY OF DE SOTO

Personally appeared before me, the undersigned authority in and for the said County and State, on this 27<sup>th</sup> day of August, 2010, within my jurisdiction, the within named, **JOE E. DUNNING, III**, who acknowledged that he is a Member of **CLASSIC HOMES, LLC OF DESOTO** and that for and on behalf of said Corporation, they executed and delivered the above and foregoing instrument after first having been duly authorized by said Corporation so to do.

Stephanie H. Brown  
Notary Public

My commission expires: June 19, 2012

Grantor's Address  
~~6347 Shenandoah Lane~~ 7264 Allison Rd  
Olive Branch, MS 38654  
Home: 901 301 5901  
Work: same

Grantee's Address  
5984 Surrey Lane  
Southaven, MS 38671  
Home: 901 652 9224  
Work: same

