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DK W BK 647 PG 736
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

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Prepared by and Return to: The Law Office of Shannon Williams * MBN#100412 * 5960 Getwell Road, Ste 212 B * Southaven, MS 38672 * (662)895-9000 * (662)895-6000 (fax) * RE10-193

INDEXING INSTRUCTIONS: Lot 186, Section E, 1ST REVISION, WORTHINGTON SUBDIVISION, Section 5, Township 2, Range 7, Plat Book 96, Page(s) 22, DESOTO County, MS

Grantors Address:

1274 GLASSCOOK DR

SOUTHAVEN, MS 38671

Phone: 662-895-9000

Phone: N/A

Grantees Address:

1274 GLASSCOOK DRIVE

SOUTHAVEN, MS 38671

Phone: 901-486-6338

Phone: N/A

ROBERT ALLEN OSBORNE and JANE ELLEN OSBORNE
GRANTOR (S)

TO

WARRANTY DEED

KLAUS NOWAK and MARIA NOWAK,
GRANTEE (S)

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **ROBERT ALLEN OSBORNE and JANE ELLEN OSBORNE**, hereinafter referred to as "Grantor", do hereby sell, convey and warrant unto **KLAUS NOWAK and MARIA NOWAK, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON** hereinafter referred to as "Grantee" the land lying and being situated in DESOTO County, Mississippi, described as follows, to-wit:

Lot 186, Section E, 1ST REVISION, WORTHINGTON SUBDIVISION as located in Section 5, Township 2 South, Range 7 West, DESOTO County, MS, as shown on plat of record in Plat Book 96, Pages 22, in the Office of the Chancery Clerk, DESOTO County, MS.

Property more commonly known as: **1274 GLASSCOOK DRIVE, SOUTHAVEN, MS 38671.**

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The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision, and health department regulations in effect in DESOTO County, Mississippi.

The warranty in this deed is further subject to Covenants and Restrictions as recorded in the Chancery Clerk of DESOTO County, MS in Book 519, Page 121.

The warranty in this deed is further subject to building lines, easements and restrictions as recorded in the Chancery Clerk of DESOTO County, MS in Book 96, Page 22.

2010 Taxes shall be pro-rated and possession is to be given with delivery of this deed.

WITNESS OUR SIGNATURES, this the 30 day of November, 2010.

Robert Allen Osborne
ROBERT ALLEN OSBORNE

Jane Ellen Osborne
JANE ELLEN OSBORNE

STATE OF Georgia
COUNTY OF Clay

I, the undersigned, a Notary Public of the County and State first above written; do hereby certify that ROBERT ALLEN OSBORNE and JANE ELLEN OSBORNE, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th day of November, 2010.

Susan C. Sander
Notary Public

My Commission Expires:

5-26-13

(SEAL)

