

COY D. OWINGS AND WIFE, PATRICIA OWINGS ) GRANTOR(S)  
)  
)  
TO ) WARRANTY DEED  
)  
)  
)  
CLARENCE DERYAL OWINGS ) GRANTEE(S)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, WE, COY D. OWINGS AND WIFE, PATRICIA OWINGS, do hereby bargain, sell, convey, and warrant unto:

**CLARENCE DERYAL OWINGS**

the following described property located in the State of Mississippi, County of DeSoto being more particularly described as follows, to wit:

0.83 Acre Tract of land located in the Northeast Quarter of the Southeast Quarter of said Section 12, being part of the Patricia Owings Tract as per Deed Book 187, Page 768, and is further described as follows:

Commencing at a grader blade found at the Southwest corner of the Northeast Quarter of the Southeast Quarter of Section 12, Township 2 South, Range 6 West in DeSoto County, Mississippi: Thence North 01 degrees 09' 56" West 503.05 feet along the East Line of Donald Franks Tract as per Deed Book 232, Page 1 to a 1/2" rebar set on said East line to the true point of beginning for the here after described tract: Thence North 01 degrees 09' 56" West along said East line 271.09 feet to a 1/2" rebar set at the Northeast corner of said Franks Tract and the Southwest line of Highway #78: Thence, around a curve to the left having a radius of 5,779.58 feet delta angle of 01 degrees 39' 14", ACR length of 166.83 feet chord distance 166.73 feet; chord bearing South 65 degrees 52' 39" East along said Highway #78 to a 1/2" rebar set at the Northwest corner of the Deryal Owings Tract as per Deed Book 440, Page 568; Thence, South 04 degrees 10' 25" West 214.40 feet along said Owings West line to a 1/2" rebar set: Thence, North 82 degrees 28' 45" West 16.00 feet along a North line of said Owings Tract to a cedar post found at a Northwest corner of the said Owings Tract: Thence, North 85 degrees 58' 41" West 126.61 feet along a wire fence to the point of beginning containing 0.83 acres, more or less, and containing 35,978.26 square feet of land, according to the land surveyor, Thomas W. King, Jr., and as shown in attached "Exhibit A".

The warranty in this Deed is given subject to subdivision and zoning regulations in effect for City of Olive Branch and DeSoto County, Mississippi, and to easements for public roads and public utilities of record and to the restrictive covenants of record as may be recorded in the office of the Chancery Clerk of DeSoto County, Mississippi. The warranty is further subject to any reservation of mineral

*Clarence Owings*

rights made by any predecessors in title. Coy Owings joins in this conveyance for the purpose of relinquishing homestead rights, if any, in and to the conveyed property.

Grantor(s) will pay the taxes for the year 2010 and thereafter. Possession is given with delivery of the deed.

WITNESS OUR SIGNATURES, this the 13 day of January, ~~2010~~ 2011

Coy Owings  
COY D. OWINGS, Grantor

Patricia Owings  
PATRICIA OWINGS, Grantor

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY APPEARED before me, the undersigned authority in and for the jurisdiction aforesaid, the within named COY D. OWINGS and WIFE, PATRICIA OWINGS, who acknowledged that they executed, signed and delivered the above and foregoing Quitclaim Deed on the date and year shown thereon as their free and voluntary act and for the purposes therein expressed.

GIVEN UNDER my hand and seal of office, this the 13 day of January, ~~2010~~ 2011

Tania Childers  
NOTARY PUBLIC

My Commission Expires:

\_\_\_\_\_



Grantor's Address:  
Coy D. Owings and Wife, Patricia Owings  
11723 Miller Road  
Olive Branch, Ms. 38654  
Home # (662) 895-2577  
No work #: Happily retired

Grantee's Address:  
Clarence Deryal Owings  
111777 Highway 178  
Olive Branch, Ms. 38654  
Home #: (662) 895-3209  
Work #: (901) 604-5891

Prepared by and return to: Wallace C. Anderson  
Attorney At Law  
P.O. Box 64  
Olive Branch, MS 38654  
(662) 895-4390

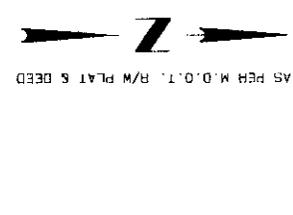
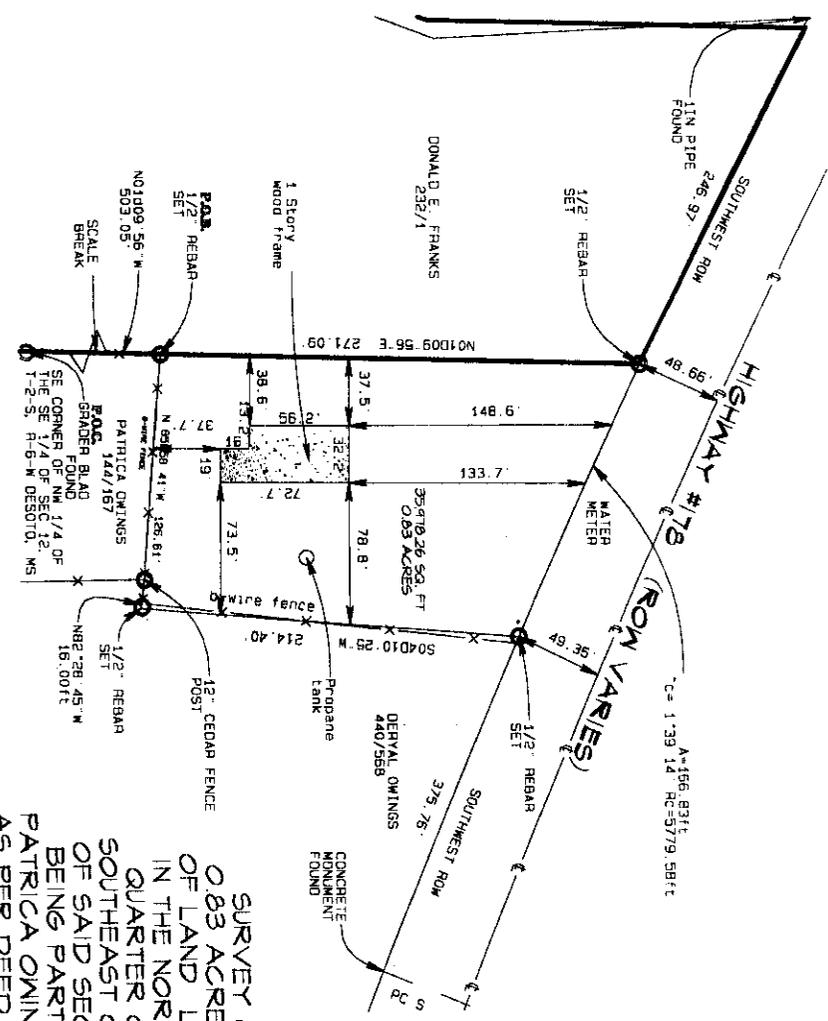
Deed preparation only. Description furnished by the Grantee. No title work was requested or performed. No title opinion was given, expressed, or implied.

# "Exhibit A"

## DESCRIPTION

0.83 ACRE TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12, BEING PART OF THE PATRICK OWINGS TRACT AS PER DEED BOOK 187, PAGE 788 AND IS FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A CORNER AND FOUND AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12, RANGING WEST 1/4 MISSISSIPPI; THENCE N0199.56°W 503.05' TO DONALD E. FRANKS LINE; THENCE AS PER DEED BOOK 232, PAGE 1 TO A 1/2" REBAR SET ON SAID EAST LINE TO THE TRUE LINE OF THE BOUNDARY FOR THE BOUNDARY DESCRIBED TRACT; THENCE N0109.56°W ALONG SAID EAST LINE 271.09' TO A 1/2" REBAR SET TO A 1/2" REBAR SET CORNER OF SAID FRANKS TRACT AND THE SOUTHWEST LINE OF HIGHWAY #78; THENCE AROUND A CURVE HAVING A RADIUS OF 1779.36' AND AN ARC LENGTH OF 166.83'; CHORD BEARING S65.92°39'E ALONG SAID SOUTHWEST LINE OF HIGHWAY #78 TO A 1/2" REBAR SET AT THE NORTHWEST CORNER OF THE DERYAL OWINGS TRACT AS PER DEED BOOK 10410.25" W 214.40' ALONG SAID OWINGS WEST LINE TO A 1/2" REBAR SET; THENCE N82.78°45'W 16.00' FT TO A CEDAR POST FOUND AT A NORTHWEST CORNER OF THE SAID OWINGS TRACT; THENCE N82.78°45'W 41' W TO A 1/2" REBAR SET; THENCE N82.78°45'W 16.00' FT TO THE POINT OF BEGINNING, CONTAINING 0.83 ACRES (35,978.26 SQUARE FEET) OF LAND.



**NOTE:**  
THE RESIDUE OF THIS PROPERTY DOES NOT HAVE FRONTAGE OR ACCESS TO ROAD

**SURVEY OF A 0.83 ACRE TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12, BEING PART OF THE PATRICK OWINGS TRACT AS PER DEED BOOK 187, PAGE 788,**

**DESOTO COUNTY, MISSISSIPPI  
THOMAS W. KING, JR.  
LAND SURVEYOR**

3516 MARIANNA RD.  
HOLLY SPRINGS, MS. 38635

PH: 662-564-2657 FAX 662-564-4000  
EMAIL - TOMKINGSURVEYING@AOL.COM  
JOB#2004-9-6A

PREPARED FOR : DERYAL OWINGS