

**PREPARED BY AND RETURN TO:**

Select Title & Escrow, LLC  
Almon M. Ellis, Jr., Attorney (MS Bar # 101914)  
7145 Swinnea Road Suite 2  
Southaven, MS 38671  
(662) 349-3930  
File # 11-1024

Indexing Instructions: Lot 40, Sec A, Highland Grove Subdivision,  
in Sec 6, T2S, R7W, PB 93, Pgs 6-8, DeSoto County, Mississippi

**GRANTORS:**

Matthew T. Guynes and Lauren S.  
Sanderson Guynes  
1866 W Keenan Drive  
Hernando, MS 38632

HOME: 901-620-1434

WORK: 901-396-8505

**GRANTEE**

Joshua A Mogle  
5779 Lindsey Cove  
Southaven, MS 38671

HOME: 901-413-0533

WORK: No other # available

# WARRANTY DEED

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, **Matthew T. Guynes and Lauren S. Sanderson Guynes, who acquired title as Lauren S. Sanderson, husband and wife**, do hereby sell, convey and warrant unto **Joshua A Mogle, ~~as H&W~~ ~~as H&W~~** the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, more particularly described as follows, to-wit:

**\*and Chelsea Mogle, Husband and Wife, as Tenants by the Entirety with Full Right of Survivorship, and Not as Tenants in Common**

**Lot 40, Section A, HIGHLAND GROVE SUBDIVISION, in Section 6, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 93, Pages 6-8, in the office of the Chancery Clerk of DeSoto County, Mississippi**

**Being the same property conveyed to Matthew T. Guynes and Lauren S. Sanderson by Warranty Deed of record in Book 520, Page 707, in the office of the Chancery Clerk of DeSoto County, Mississippi.**

Southern Trust  
FD

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Parcel # 2073-0609.0-00040.00

Property Address: 5779 Lindsay Cove, Southaven, MS 38671

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date based on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the grantors agree to pay to said grantee or their assigns any deficit on actual proration and likewise, the grantee agrees to pay to grantors any amount overpaid by them.

THIS conveyance is subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

Possession is given upon the delivery of this deed or at an agreed upon date between the parties.

WITNESS OUR SIGNATURES, on this 18th day of February, 2011.

*Matthew T. Guynes* (SEAL)  
Matthew T. Guynes  
*Lauren S. Sanderson Guynes* (SEAL)  
Lauren S. Sanderson Guynes

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named **Matthew T. Guynes and Lauren S. Sanderson Guynes** who acknowledged to me that they executed the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as their own free act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 18th day of February, 2011.

*Sherrit T. Davis*

Notary Public



(SEAL)

My Commission Expires: