

3/16/11 9:57:07
DK W BK 653 PG 692
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

[this space for recording information]

Grantor Name, Address, phone:

HEATHER B. MORGAN WILDER,
being the same person as Heather L. Morgan
10204 Loftin Drive
Olive Branch, MS 38654

Phone (662) 890-6159

Grantees Name, Address, Phone:

HEATHER B. WILDER and husband,
SETH M. WILDER
10204 Loftin Drive
Olive Branch, MS 38654

Phone (662) 890-6159

Indexing Instructions:

DeSoto County, MS
Fairhaven Estates Subdivision, Sec. D
Lot 161

Township 2 South, Range 6 West City of Olive Branch

Section 2: Part

Section 3: Part

Plat Book 69, Pages 35-36

Prepared By:

Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
866-755-6300

Under the supervision of:

Bryant & Rutland, PLLC,
Hazlehurst, Mississippi 39083

PROPERTY ADDRESS:

10204 Loftin Drive
Olive Branch, MS 38654

AFTER RECORDING, RETURN TO:

AMERICAN TITLE, INC.
P.O. BOX 641010
OMAHA, NE 68164-1010

STATE OF MISSISSIPPI
COUNTY OF DESOTO

ATI# 201011170523

QUITCLAIM DEED

(the purpose of this deed is to update marital status, to correct name and to add spouse to title)

For and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) cash in hand paid to the Grantors herein by the Grantees, receipt of which is hereby acknowledged and for other good and valuable considerations also had and received, WE, the undersigned GRANTORS, do hereby grant, bargain, sell, convey, and quitclaim to GRANTEES, as joint tenants with full rights of survivorship and not as tenants in common the following described real property lying and being situated in the City of Olive Branch, DeSoto County, Mississippi, to wit:

LEGAL DESCRIPTION OF LAND:

LOT 161, SECTION D, FAIRHAVEN ESTATES SUBDIVISION, AS SITUATED IN SECTIONS 2 AND 3, TOWNSHIP 2 SOUTH, RANGE 6 WEST, CITY OF OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI AS PER PLAT THEREOF RECORDED IN PLAT BOOK 69, PAGES 35-36 IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO PROTECTIVE COVENANTS, RESTRICTIVE COVENANTS, EASEMENTS, CONDITIONS, AND LIMITATION, IF ANY, NOW OF RECORD AFFECTING THE USE OR ENJOYMENT OF SAID PROPERTY, AND TO THE LIENS OF ALL TAXES, SPECIAL ASSESSMENTS AND LEVIES OF EVERY KIND AND NATURE, IF ANY, FOR THE YEAR 2011, AND SUBSEQUENT YEARS, THE PAYMENT OF WHICH SAID TAXES, SPECIAL ASSESSMENTS AND LEVIES IS ASSUMED BY THE GRANTEE HEREIN.

THIS CONVEYANCE IS MADE SUBJECT TO EASEMENTS FOR UTILITIES, DRAINAGE, ROAD RIGHTS-OF-WAY, OIL, GAS AND MINERAL LEASES AND RESERVATIONS, OF RECORD, IF ANY, AND CITY OF OLIVE BRANCH ZONING ORDINANCES.

BEING THE SAME PROPERTY AS CONVEYED TO HEATHER L. MORGAN BY DEED FROM MAX BREAZEAL AND WIFE, JEANNE KATHLEEN WHITESIDES BREAZEAL, RECORDED JULY 13, 2007 IN BOOK 563, PAGE 397 IN DESOTO COUNTY, MISSISSIPPI.

The legal description was obtained from a previously recorded instrument.

WITNESS our signatures, this the 5 day of March, 2011.

Heather B. Morgan Wilder
HEATHER B. MORGAN WILDER

SETH M. WILDER
SETH M. WILDER

STATE OF MISSISSIPPI

} COUNTY OF Desoto }

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 5 day of March, 2011, within my jurisdiction, HEATHER B. MORGAN WILDER and husband SETH M. WILDER, who acknowledged that they executed the above and foregoing instrument.

Alice A Campbell
Notary Public Alice A Campbell
My Commission expires: 03. 23. 2011

This instrument was prepared without benefit of a title search or examination, and title is neither warranted nor guaranteed by preparer. No title search was performed on the subject property by this preparer. The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. PREPARER IS NOT RESPONSIBLE FOR CLOSING, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation.

