

4/21/11 10:30:14  
DK W BK 655 PG 770  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

SPACE ABOVE THIS LINE FOR RECORDING DATA

PREPARED BY:  
GARY P. SNYDER, MSB#7682  
WATKINS LUDLAM WINTER & STENNIS, P.A.  
6897 Crumpler Blvd., Suite 100  
Olive Branch, MS 38654  
(662) 895-2996  
WLWS #00931.37125

RETURN TO:  
Return to:  
First National Title, LLC  
6880 Cobblestone Blvd, Suite 2  
Southaven, MS 38672  
(662) 892-6536  
File# 18223

GRANTOR(S) ADDRESS:  
2983 Dearing Road  
Memphis TN 38118  
Phone: 901 362 8554  
Phone: 901 606 4359

GRANTEE(S) ADDRESS:  
7577 DUNN LN  
OLIVE BRANCH, MS 38654  
Phone: N/A  
Phone: 901-626-7346

INDEXING INSTRUCTIONS: Lot 3, Cedarview Minor Lot Subdivision, situated in the Southwest Quarter of the Southeast Quarter of Section 17, Township 2 South, Range 6 West.

**GILBERTO ANDRADE and  
FELICITAS ANDRADE**

**TO**

**SONNY M. MOUNICOU and wife,  
JENNIFER R. MOUNICOU**

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, GILBERTO ANDRADE and FELICITAS ANDRADE, do hereby sell, convey and warrant unto SONNY M. MOUNICOU and wife, JENNIFER R. MOUNICOU, as tenants by the entirety with full rights of survivorship, and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to wit:

Lot 3, Cedarview Minor Lot Subdivision, situated in Section 17, Township 2 South, Range 6 West, DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at an old buggy axle found being the southeast corner of Section 17, Township 2 South, Range 6 West; thence South 89 degrees 42 minutes 32 seconds West 824.13 feet to an old 1 inch pipe found; thence South 89 degrees 52 minutes 08 seconds West 1150.31 feet to a metal "T" post found; thence North 00 degrees 07 minutes 54 seconds East 719.04 feet to a 3/8 inch rebar found; thence North 89 degrees 59 minutes 51 seconds West 288.65 feet to a "T" post set; thence North 00 degrees 07 minutes 54 seconds East 199.00 feet to a "T" post set, also being the true point of beginning for the herein described tract; thence North

89 degrees 52 minutes 06 seconds West 80 feet to a "T" post set at the southwest corner of Lot #3; thence North 00 degrees 07 minutes 54 seconds East 523.99 feet to a "T" post set on the south right of way line of Dunn Lane; thence South 77 degrees 23 minutes 39 seconds East 133.14 feet to a "T" post set; thence South 00 degrees 07 minutes 54 seconds West 477.17 feet to a "T" post set; thence North 89 degrees 52 minutes 06 seconds West 50.00 to a "T" post set; thence South 00 degrees 07 minutes 54 seconds West 17.96 feet to the point of beginning, containing 1.50, more or less, acres (65,322 more or less square feet) of land being subject to all codes, revisions, easements, subdivision covenants, and rights of way of record. Situated in the Southwest Quarter of the Southeast Quarter of Section 17, Township 2 South, Range 6 West.

The warranty in this Deed is subject to subdivision and zoning regulations in DeSoto County, Mississippi, rights of way and easements for public roads and public utilities, and restrictive covenants for said subdivision. This conveyance is further subject to Easements recorded in Book 33, Page 229, Book 37, Page 396, Book 232, Page 500 and Book 276, Page 7, Land Records, Chancery Clerk's Office, DeSoto County, Mississippi.

It is agreed and understood that taxes for the year 2011 shall be prorated and assumed by Grantees herein. Possession shall be given upon delivery of this Deed.

WITNESS OUR SIGNATURES, this the 15<sup>th</sup> day of April, 2011.

Gilberto Andrade  
GILBERTO ANDRADE

Felicitas Andrade  
FELICITAS ANDRADE

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and state, on this 15<sup>th</sup> day of April, 2011, within my jurisdiction, the within named GILBERTO ANDRADE and FELICITAS ANDRADE, who acknowledged that they executed the above and foregoing instrument.

Melissa A. Schmitt  
NOTARY PUBLIC

My Commission Expires: 1-26-15

