

5/06/11 3:36:38
DK W BK 657 PG 17
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

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 # ~~10-1353~~ 11-1096

Indexing Instructions: Lot 16 Tall Oaks, in Sec 32, T1S, R7W, Plat Book 6, Pgs 36-38 AND Part of the Northeast and Southeast Quarters of Sec 32, T1S, R7W, DeSoto County, Mississippi

GRANTOR:

Charles Monsue
14477 Hedge Row Cove
OLIVE BRANCH MS 38654
HOME: N/A
WORK: 901 268 7185

GRANTEES

Charles Monsue and Tyler Brooker
14477 Hedge Row Cove
OLIVE BRANCH, MS 38654
HOME: N/A
WORK: 901 268 7185

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, **Charles Monsue, a married man**, does hereby sell, convey and warrant unto **Charles Monsue, a married man, and Tyler Brooker, a married man, as tenants in common**, 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:

Lot 16, TALL OAKS SUBDIVISION, in the North half of the Southwest Quarter of Section 32, Township 1 South, Range 7 West, DeSoto County, Mississippi, as recorded in Plat Book 6, Pages 36, 37 and 38 in the office of the Chancery Clerk of Desoto County, Mississippi

AND:

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The South $5 \frac{5}{7}$ acres of the East 660 feet of the Northeast Quarter and the North $11 \frac{3}{7}$ acres of the Southeast Quarter of Section 32, being more particularly together as one parcel by metes and bounds as follows, to-wit:

Beginning at a point in the East line of Section 32, Township 1 South, Range 7 West, a distance of 188.57 feet South of the Quarter corner thereof, said beginning being the Northeast corner of the Juanita Smith Bowser tract, and running thence West along the North line of the said Bowser tract, passing an iron pipe in the West line of Tchulahoma road at 9 feet and continuing a further distance of 2631 feet, in all a total distance of 2640 feet to an iron pipe at the Northwest corner thereof in the West line of the Southeast Quarter of said Section; thence North along said West line a distance of 188.57 feet to an iron pipe at the center of said Section; thence East along the center line of said Section 32, a distance of 1980 feet to an iron pipe; thence North, following an old fence and hedge row, a distance of 565.7 feet to an iron pipe; thence East, passing an iron pipe in the West line of Tchulahoma Road at 650 feet, and continuing a further distance of 10 feet, in all a total distance of 660 feet to a point in the East line of said Section; thence South along said East line, passing the center line of said Section at 377.13 feet and continuing a further distance of 188.57 feet, in all a total distance of 565.7 feet to the point of beginning, containing 17.142 acres, of which 0.122 acre is occupied by Tchulahoma Road, leaving a net area of 17.02 acres, and being the same land conveyed to the grantor by James Smith, Jr., by deed recorded in Book 49, Page 187 of the Deed Records of DeSoto County, Mississippi.

LESS AND EXCEPT:

Beginning at a point that is 2640 feet North and 1147.94 feet West of the commonly accepted Southeast corner of Section 32, Township 1 South, Range 7 West, said point being the Southeast corner of Lot 68, Stonehenge Subdivision and being marked with a found iron pipe; thence South 08 degrees 39 minutes 55 seconds W (S 08 degrees 44 minutes 20 seconds W called) along the West side of Lot 69, Stonehedge Subdivision, a distance of 192.17 (192.00 called) feet to a point being the Southwest corner of said Lot 69 and being marked with a found iron pipe; thence S 89 degrees 39 minutes 44 seconds W a distance of 1219.03 feet to a point marked with a corner fence post; thence North 01 degrees 16 minutes 41 seconds W a distance of 199.52 feet to a point marked with an iron pin; thence South 89 degrees 53 minutes 40 seconds E a distance of 1252.41 feet to the point of beginning; containing 5.52 acres, more or less.

AND ALSO LESS AND EXCEPT:

A parcel of land in Section 32, Township 1 South, Range 7 West, DeSoto County, Mississippi, more particularly described as follows: Beginning at a

point that is 2451.43 feet North of the Southeast corner of Section 32, Township 1 South, Range 7 West, said point being on the East line of said section and West edge of Tchulahoma Road; thence North 3 degrees 06 minutes E along the East line of said section, a distance of 565.70 feet to a point in the centerline of said road; thence North 87 degrees 56 minutes W a distance of 660.00 feet to a point marked with an iron pipe; thence South 3 degrees 05 minutes W a distance of 377.13 feet to a point marked with an iron pipe; thence North 86 degrees 31 minutes W a distance of 487.94 feet to a point marked with an iron pipe; thence South 12 degrees 11 minutes W a distance of 192.00 feet to a point marked with an iron pipe; thence South 87 degrees 22 minutes E a distance of 1178.16 feet to the point of beginning containing 10.67 acres, more or less.

Being the same property conveyed to Charles Monsue by Special/Limited Warranty Deed recorded in Book 647, Page 450, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Parcel # 1079-3201.0-00016.00
And
1079-3200.0-00007.01

Property Address: 6414 Janice Drive, 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 grantor agrees to pay to said grantees or their assigns any deficit on actual proration and likewise, the grantees agree to pay to grantor any amount overpaid by him.

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.

The Grantor herein further warrants that subject property constitutes no part of his homestead and is not subject to the homestead rights of any person at the time of conveyance.

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

WITNESS MY SIGNATURE, on this 22nd day of April, 2011.

 (SEAL)
CHARLES MONSUE

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 **Charles Monsue** who acknowledged to me that he executed the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as his own free act and deed.

April GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 22nd day of _____, 2011.



Notary Public



(SEAL)

My Commission Expires:

*****NO TITLE SEARCH WAS REQUESTED AND NONE WAS PROVIDED BY PREPARER OF THIS INSTRUMENT*****