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Prepared By: Realty Title, 2396 East Parkway, Hernando, MS 38632 (662)429-2680

Return To: Realty Title 6397 Goodman Rd Ste 112 Olive Branch, MS 38654

ph #662-893-8077

### WARRANTY DEED

Grantor(s): Orlando O. Buenaventura and Charito Buenaventura

Address: 8690 Deer Creek Circle, Olive Branch, MS 38654

Phone: 662-342-4755 (Home) \_\_\_\_\_ (Work, if any)

Grantee(s): Shirley J. Leinonen and Gerald K. Leinonen

Address: 7590 Amhurst Dr Southaven, MS 38671

Phone: 662-548-5419 (Home) 480-201-5415 (Work, if any)

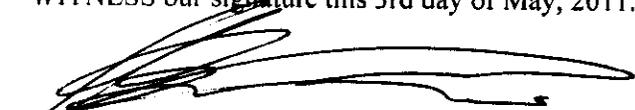
FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, Orlando O. Buenaventura and wife, Charito Buenaventura do hereby sell, convey and warrant unto Shirley J. Leinonen and Gerald K. Leinonen, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to wit:.

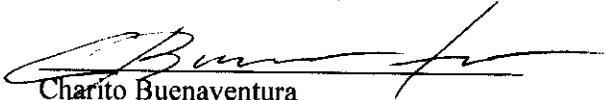
**LEGAL DESCRIPTION: Lot 2842, Section N, Southaven West Subdivision, located in Section 26, Township 1 South, Range 8 West, as shown on plat of record in Plat Book 5, Page 8 in the Chancery Clerk's Office of DeSoto County, Mississippi, to which plat reference is made for a more particular description of said property.**

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

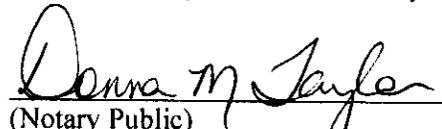
WITNESS our signature this 3rd day of May, 2011.

  
Orlando O. Buenaventura

  
Charito Buenaventura

STATE OF MISSISSIPPI  
COUNTY OF DeSOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 3<sup>rd</sup> day of May, 2011, within my jurisdiction, the within named Orlando O. Buenaventura and Charito Buenaventura, who acknowledged that he/she/they executed the above and foregoing instrument.

  
(Notary Public)

My commission expires \_\_\_\_\_

