5/13/11 11:46:33
DK W BK 657 PG 433
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

PREPARED BY & RETURN TO:
MORTGAGE CONNECT
200 CORPORATE CENTER DRIVE
SUITE 200
MOON TOWNSHIP, PA 15108
866-789-1814

QUITCLAIM DEED

Indexing Instructions: Northwest Quarter
Sec: 14 TWN: 3S RNG: 8W
DE SOTO County, MS

PREPARED BY: 515390

John O. Windsor, Esq.
Bar #102155
8940 Main Street
Clarence, NY 14031
716-634-3405

RETURN TO:

PENNY S. WILLIAMS AND TODD D. JUNG
1477 HIGHWAY 304
HERNANDO, MS 38632

GRANTOR:

PEGGY S. WILLIAMS
1477 HIGHWAY 304
HERNANDO, MS 38632
(901) 212-4343
N/A

GRANTEES:

PEGGY S. WILLIAMS AND TODD D. JUNG
1477 HIGHWAY 304
HERNANDO, MS 38632
(205) 283-7124
N/A

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, PEGGY S. WILLIAMS, A MARRIED WOMAN WHO TOOK TITLE AS SINGLE Grantors, do hereby sell, convey and quitclaim unto PEGGY S. WILLIAMS AND TODD D. JUNG, WIFE AND HUSBAND Grantees, the following described land and property lying and being situated in DE SOTO County, Mississippi, to-wit:

SEE ATTACHED EXHIBIT "A"

THIS CONVEYANCE is subject to applicable building restrictions, restrictive covenants, easements and mineral reservations of record.

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WITNESS THE SIGNATURES of the Grantors on the 2 day of May, 2011

PEGGY S. WILLIAMS

STATE OF Mississippi
COUNTY OF Desoto

PERSONALLY APPEARED before me, the undersigned authority to and for said County and State, on this the 2nd day of May, 2011, the within named PEGGY S. WILLIAMS, who acknowledged that he/she executed, signed and delivered the above and foregoing instrument on the day and year therein contained.

NOTARY PUBLIC, Evelyn A. Morgan

My commission expires: 07-19-2014

Our File No. ANA201111243

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 53233
EVELYN A. MORGAN
Commission Expires
July 19, 2014
DESOTO COUNTY

EXHIBIT A

LEGAL DESCRIPTION

LEGAL DESCRIPTION OF A 3.25 (MORE OR LESS) ACRE TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 14 AND THE CENTERLINE OF SCOTT ROAD BEING THE COMMONLY ACCEPTED SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 5 DEGREES 15 MINUTES 04 SECONDS WEST ALONG THE CENTERLINE OF SCOTT ROAD, A DISTANCE OF 302.19 FEET; THENCE NORTH 85 DEGREES 15 MINUTES 54 SECONDS EAST, A DISTANCE OF 39.99 FEET; THENCE NORTH 85 DEGREES 14 MINUTES 54 SECONDS EAST, A DISTANCE OF 235.18 FEET; THENCE NORTH 60 DEGREES 39 MINUTES AND 22 SECONDS EAST, A DISTANCE OF 235.60 FEET; THENCE NORTH 34 DEGREES 20 MINUTES AND 49 SECONDS EAST, A DISTANCE OF 213.91 FEET TO THE POINT OF BEGINNING; THENCE NORTH 47 DEGREES 59 MINUTES 01 SECONDS WEST, A DISTANCE OF 61.94 FEET; THENCE SOUTH 46 DEGREES 03 MINUTES 44 SECONDS WEST, A DISTANCE OF 156.44 FEET; THENCE NORTH 56 DEGREES 36 MINUTES 35 SECONDS WEST, A DISTANCE OF 236.12 FEET; THENCE NORTH 27 DEGREES 13 MINUTES 34 SECONDS EAST, A DISTANCE OF 198.91 FEET; THENCE SOUTH 59 DEGREES 35 MINUTES 16 SECONDS EAST, A DISTANCE OF 61.06 FEET; THENCE NORTH 26 DEGREES 18 MINUTES 48 SECONDS EAST; A DISTANCE OF 249.79 FEET TO THE SOUTH LINE OF HIGHWAY 304 (100 FEET RIGHT OF WAY); THENCE SOUTH 64 DEGREES 30 MINUTES 00 SECONDS EAST ALONG SAID EIGHT OF WAY, A DISTANCE OF 331.85 FEET; THENCE SOUTH 34 DEGREES 20 MINUTES 49 SECONDS WEST, A DISTANCE OF 351.09 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 3.25 ACRES, MORE OR LESS.

INDEXING INFORMATION: BEING A PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI.

BEING THE SAME PREMISES CONVEYED TO PEGGY S. WILLIAMS, A SINGLE PERSON BY DEED RECORDED 10/15/2003 IN BOOK 455 PAGE 640.

PARCEL ID NUMBER: 3-08-6-14-00-0-00008-02

PROPERTY COMMONLY KNOWN AS: 1477 HIGHWAY 304, HERNANDO, MS 38632