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DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

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Prepared by: First National Title, LLC, Lawrence F. Hatten, III, Attorney (MS Bar# 101536), 6880 Cobblestone Blvd, Ste 2, Southaven, MS 38672 (662) 892-6536

Return to: First National Title, LLC, 6880 Cobblestone Blvd, Ste 2, Southaven, MS 38672 (662) 892-6536

WARRANTY DEED

Grantor(s): **Sirius Investment, LLC**
Address: **1915 Gayfer Rd**
Horn Lake, MS 38637
Phone: 901-258-8015 / None

Grantee(s): **Henry Cook and Elaine Cook**
Address: **W130 S6645 Somerset Ct**
Muskego, WI 53150
Phone: 414-425-6540 / None

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 which is hereby acknowledged, I, the undersigned Grantor, **SIRIUS INVESTMENT, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY,** do hereby sell, convey and warrant unto **HENRY COOK and wife, ELAINE COOK, as tenants by the entirety with full right of survivorship and not 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, and more particularly described as follows, to-wit:

> **Lot 491, Section I, Parcel 6, Central Park Neighborhood, situated in Section 20, Township 1 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 91, Page 18, in the office of the Chancery Clerk of DeSoto County, Mississippi.**

Said lands are 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.

Possession is given upon the delivery of this deed; taxes for the year 2011 shall be prorated among the parties.

The Grantors herein further warrant that subject property constitutes no part of his homestead and is not subject to the homestead interests of anyone at the time of conveyance.

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WITNESS OUR SIGNATURE this 8th day of September, 2011.

SIRIUS INVESTMENT, LLC

By: _____
Jin Cao, Member

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named Jin Cao, who acknowledged to me that he/she/they is/are the MEMBER(S) of the limited liability company known as Sirius Investments, LLC, and that for and on behalf of said limited liability company and as its act and deed he/she signed and delivered the foregoing instrument of writing on the day and year therein mentioned, he/she/they having been first duly authorized to do so.

GIVEN under my hand and official seal on this the 8th day of September, 2011.

_____
Notary Public

(S E A L)

My Commission expires:

STATE OF MISSISSIPPI
JASON LASHLEY
NOTARY PUBLIC
ID No. 71739
My Comm. Expires
Oct. 29, 2011
DESOTO COUNTY

FILE #: S18544