

12/07/11 11:48:30
DK W BK 671 PG 17
DESDOTO COUNTY, MS
W.E. DAVIS, CH CLERK

THIS INSTRUMENT PREPARED BY:
Butler & Hosch, P.A.
13800 Montfort Dr, #300
Dallas, TX 75240
Telephone: (866)302-6100
NAME: Szucs

After recording return to:
Butler and Hosch
13800 Montfort Dr, #300
Dallas, TX 75240
Telephone: (866)302-6100

SPECIAL WARRANTY DEED

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

§
§
§

KNOWN ALL MEN BY THESE PRESENTS:

THAT

Gene E. Szucs, a single man individual,
Address: 201 7304 Piedmont
Subdivision 123-38471
Telephone No.: 201-748-9454

hereinafter called "Grantor", whether one or more, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), together with other good and valuable consideration in hand paid by
Federal National Mortgage Association
Address: 3900 Wisconsin Avenue NW
Washington, DC 20016
Telephone No.: 972-233-2500

hereinafter called "Grantee", whether one or more, the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, BARGAINED AND SOLD, and by these presents does CONVEY AND WARRANT SPECIALLY unto Grantee, its successors and assigns forever, all that certain lot, tract or parcel of land, together with all improvements thereon, lying and being situated in the State of Mississippi and County of Desoto, more particularly described as follows:

(See Exhibit A attached)

INDEXING INSTRUCTION:

Lot 15 Amsc I
Brentwood Farms S/D Sec 29, Township 1 South, Range 7 West PB 43 pg 36

TO HAVE AND TO HOLD the above described property, premises and improvements, together with all and singular the rights, and appurtenances thereto in anywise belonging unto Grantee and Grantee's heirs, executors and assigns forever. Grantor hereby binds itself and it Grantee's heirs, successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof when the claim is, by, through or under grantor, but not otherwise.

This conveyance is made and accepted subject to any and all validly existing restrictions, mineral reservations and interests, conditions, covenants, easements, and rights of way, if any, applicable to and enforceable against the above described property as now reflected by the records of the Chancery Clerk in said County and State and to any applicable zoning laws or ordinances and building use occupancy code

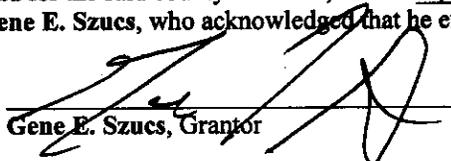
"EXHIBIT A"

LOT 15, PHASE I, BRENTWOOD FARMS SUBDIVISION, SITUATED IN SECTION 29, TOWNSHIP 1 SOUTH, RANGE 7 WEST, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 43, PAGE 36 IN THE CHANCERY CLERK'S OFFICE OF DESOTO COUNTY, MISSISSIPPI

Executed on this the 1st day of September, 2011

STATE OF New Jersey)
COUNTY OF Hudson)

Personally appeared before me, the undersigned authority in and for the said county and state, on this 1st day of September, 2011, within my jurisdiction, the within named Gene E. Szucs, who acknowledged that he executed the above and foregoing instrument.


Gene E. Szucs, Grantor

Notary Public

Printed Name: Sheila James

Sheila James

Notary Public of New Jersey

My Commission Expires ~~My~~ Commission Expires October 13, 2014





This instrument prepared by and Return to:
 James L. DeLoach, Esquire
 Butler & Hosch, P.A.
 13800 Montfort Drive, Suite 300
 Dallas, TX 75240
 (stamped, self-addressed envelope enclosed)

Property Appraisers Parcel Identification Number:
 1-07-9-29-09-0-00015.00

ESTOPPEL AND SOLVENCY AFFIDAVIT

BEFORE ME, the undersigned authority, personally appeared Gene E. Szucs, who is personally known to me or provided a drivers license as identification, and who was sworn and say:

He is the party who made, executed, and delivered that certain deed to Federal National Mortgage Association, grantee's successors, and assigns, dated the 1 day of September 2011, conveying the following described property:

LOT 15, PHASE I, BRENTWOOD FARMS SUBDIVISION, SITUATED IN SECTION 29, TOWNSHIP 1 SOUTH, RANGE 7 WEST, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 43, PAGE 36 IN THE CHANCERY CLERK'S OFFICE OF DESOTO COUNTY, MISSISSIPPI

The deed was an absolute conveyance of the title to the property to the grantee named in it, in effect as well as in form, and was not intended as a Deed of Trust, trust conveyance, or security of any kind, and possession of the premises has been surrendered to the grantee; the consideration in the deed was the full cancellation of all debts, obligations, costs, and charges previously existing under and by virtue of the terms of a certain Deed of Trust previously existing on the property described in that Deed of Trust and in this instrument, executed by Gene E Szucs, a single man individual, as Grantor(s), to Magna Bank f/k/a 1st Trust Bank for Savings, FSB, as Grantee, dated June 27, 2007, and recorded July 2, 2007, in Book 2746, at Page 647, and assigned to Mortgage Electronic Registration Systems, Inc., its successor and assigns, dated June 27, 2007, and recorded September 14, 2007, in Book 2789, at Page 267, in the Office of the Chancery Clerk of Desoto County, Mississippi, and the cancellation of record of the Deed of Trust by its holder.

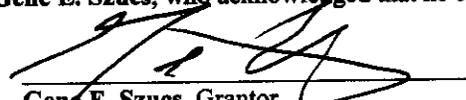
The deed and conveyance was made by this deponent as the result of their request that the grantee accept the deed and was their free and voluntary act; at the time of making the deed this deponent felt and still feels that the Deed of Trust indebtedness above mentioned represented a fair value of the property so deeded; the deed was not given as a preference against any other creditors of the deponent or of them; at the time it was given there was no other person or persons, firms or corporations, other than the grantee named in the deed, interested, either directly or indirectly, in the property; this deponent is solvent and has no other creditors whose rights would be prejudiced by the conveyance; deponent is not obligated on any bond or other Deed of Trust by which any lien has been created or exists against the property described in the deed; deponent in offering to execute the deed to the grantee and in executing the deed was not acting under any duress, undue influence, misapprehension, or misrepresentation by the grantee in the deed, or the agent or attorney or any other representative of the grantee in the deed; and it was the intention of this deponent as

grantor in the deed to convey and by the deed this deponent does convey to the grantee all their right, title, and interest absolute in and to the property described in the deed.

This affidavit is made for the protection and benefit of the grantee in the deed, the grantee's successors and assigns, and all other parties hereafter dealing with or who may acquire any interest in the property described in the deed, and shall bind the respective heirs, executors, administrators, and assigns of the undersigned.

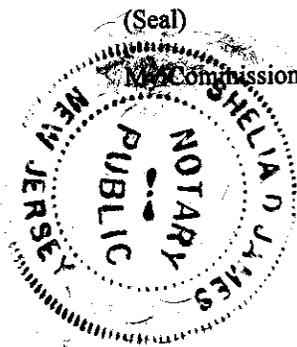
STATE OF New Jersey)
COUNTY OF Hudson)

Personally appeared before me, the undersigned authority in and for the said county and state, on this 1st day of September, 2011, within my jurisdiction, the within named Gene E. Szucs, who acknowledged that he executed the above and foregoing instrument.


Gene E. Szucs, Grantor

Notary Public

Printed Name: Sheila James



Sheila James
Notary Public of New Jersey
My Commission Expires: October 13, 2014


This instrument prepared by and Return to:
James L. DeLoach, Esquire
Butler & Hosch, P.A.
13800 Montfort Drive, Suite 300
Dallas, TX 75240
(stamped, self-addressed envelope enclosed)

Property Appraisers Parcel Identification Number:
1-07-9-29-09-0-00015.00

LIEN AFFIDAVIT

BEFORE ME, the undersigned authority, personally appeared **Gene E. Szucs**, who is personally known to me or provided a drivers license as identification, and who was sworn and say:

1. He is the owners of the following described property:

LOT 15, PHASE I, BRENTWOOD FARMS SUBDIVISION, SITUATED IN SECTION 29, TOWNSHIP 1 SOUTH, RANGE 7 WEST, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 43, PAGE 36 IN THE CHANCERY CLERK'S OFFICE OF DESOTO COUNTY, MISSISSIPPI

2. There are no construction liens against the premises, and no claims for labor, services, or materials furnished for improving the premises that remain unpaid to date, and no work has been done nor materials furnished, bills for which remain unpaid.

3. The property is unencumbered by the lien of any judgment, writ, or attachment, income tax, or intangible property tax made or suffered by the affiant.

4. There are no violations of zoning ordinances affecting the above-described property and affiant is in possession of the property.

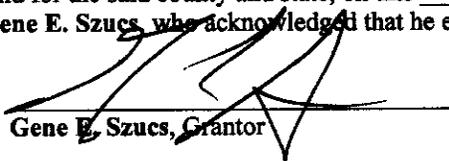
5. Affiant makes this affidavit knowing well that it is being relied on, and that any false statement contained in it would subject affiant to all penalties imposed by law.

6. Affiant states any and all fees, cost, memberships to Condominium and Home Owners Associations are paid to date.

THIS AFFIDAVIT is made as an inducement for **Federal National Mortgage Association**, to accept a conveyance from affiant.

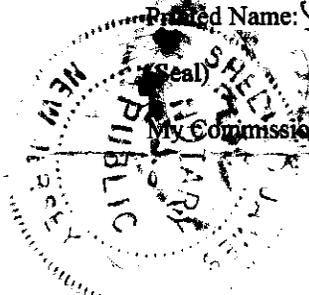
STATE OF New Jersey)
)
COUNTY OF Hudson)

Personally appeared before me, the undersigned authority in and for the said county and state, on this 1st day of September, 2011, within my jurisdiction, the within named Gene E. Szucs, who acknowledged that he executed the above and foregoing instrument.


Gene E. Szucs, Grantor

Notary Public

Printed Name: Sheila James



Sheila James
Notary Public of New Jersey
My Commission Expires October 13, 2014


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Property Appraisers Parcel Identification Number:
1-07-9-29-09-0-00015.00

AFFIDAVIT OF NON-MARITAL STATUS

BEFORE ME, the undersigned authority, personally appeared Gene E. Szucs, who is personally known to me or provided a drivers license as identification, and who was sworn and says:

1. Affiant was not married on the date of the execution of a certain Deed of Trust dated June 27, 2007, said Deed of Trust being recorded on July 2, 2007 in Book 2746, Page 647, and assigned to Mortgage Electronic Registration Systems, Inc., its successors and assigns, dated June 27, 2007, and recorded September 14, 2007, in Book 2789, at Page 267, in the Office of the Chancery Clerk of Desoto County, Mississippi, on the following described property:

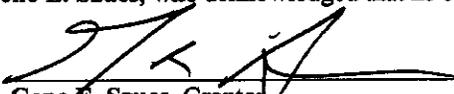
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2. Affiant further states that he is not married as of the execution of this affidavit.

Further Affiant sayeth not.

STATE OF New Jersey)
)
COUNTY OF Hudson)

Personally appeared before me, the undersigned authority in and for the said county and state, on this 1st day of September, 2011, within my jurisdiction, the within named Gene E. Szucs, who acknowledged that he executed the above and foregoing instrument.


Gene E. Szucs, Grantor

Notary Public

Printed Name: Sheila James

Sheila James

Notary Public of New Jersey

My Commission Expires October 13, 2014

(Seal)
My Commission Expires: _____

