

65
33
1/30/12 4:32:02
DK W BK 674 PG 63
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

GRANTORS:

James David & Catherine L. Campbell
3518 High Road
Hernando, MS 38632
901-921-2381 • N/A

GRANTEES:

Stuart Zenner
11325 High Road
Hernando, MS 38632
662-429-2635 • 817-514-2590

✶ Prepared by / Gordon C. Shaw, Jr. - Bar No. 102881
Return to: Walker, Brown & Brown, P. A.
P. O. Box 276, 2540 Highway 51 South
Hernando, MS 38632, 662-429-5277

Indexing Instructions:

NW Quarter Section
Section 19, Township 3 South, Range 9 West
DeSoto County, Mississippi

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantors, JAMES DAVID CAMPBELL and wife CATHERINE L. CAMPBELL, hereby sell, convey, and warrant unto the Grantee, STUART ZENNER, the land in DeSoto County, Mississippi, being more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect and rights of way and easements for public roads, flowage, and utilities and any mineral or mineral rights, including oil

and gas, leased, granted or retained by current or prior owners. Taxes for the year 2012 shall be estimated and prorated at closing and paid by the Grantee when due with any final adjustments in proration to be made between Grantor and Grantee when the actual ad-valorem tax bill is rendered. Possession is to be given upon delivery of this Deed.

EXECUTED this the 30th day of January, 2012.

Grantors:

James David Campbell
JAMES DAVID CAMPBELL

Catherine L. Campbell
CATHERINE L. CAMPBELL

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 30th day of January, 2012, within my jurisdiction, the within named JAMES DAVID CAMPBELL and wife, CATHERINE L. CAMPBELL who acknowledged that (he) (she) (they) executed the above and foregoing instrument.

GIVEN under my hand and official seal of office this the 30th day of January, 2012.

Gina M. Arends
Notary Public

My Commission Expires:



Exhibit A

4.71 acres being part of the northwest quarter of section 19, township 3 south, range 9 west, DeSoto County, Mississippi and described as follows:

Beginning at a 1 1/2" pipe at the southwest corner of the southeast quarter of the northwest quarter of section 19, township 3 south, range 9 west. Said point being at the southeast corner of lot no. 415 of the Delta View Addition to Lake "O" Hills Subdivision as recorded in plat book 4 page 24 and at the southwest corner of said 4.71 acres. Thence N 00°37'23"E-563.25' along the east line of lots 415 and 414 of said subdivision to a 3/8 rebar on the south right of way of a 50' wide overhead power line easement as recorded in deed book 25 page 496. Thence S 53°31'59"E-865.19' along the southwest right of said easement to a 3/8 rebar on a fence line on the west line of lot no. 11 of Woodcrest Subdivision as recorded in plat book 5 page 27 and as revisied in plat book 20 page 7. Thence S 16°20'53"W-23.64' along the west line of said lot no. 11 and said fence line to a point 6.67' north of a fence corner and on the north right of way of High Road (50' wide). Thence S 87°50'03"W-695.75' along the north right of way of High Road and the north line of lots 423 and 422 of Delta View Addition to Lake "O" Hills Subdivision as recorded above to the point of beginning. Parcel being that same property as recorded in deed book 385 page 425 of the office of Chancery Clerk, DeSoto County, Mississippi.