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mc DK W BK 675 PG 177
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

red This Instrument Prepared By & Return To:
Lincoln Hodges, Attorney, 2294 Germantown Rd. S., Germantown, TN 38138; 901-754-6440, MS Bar # 2492

WARRANTY DEED

GRANTOR: **Sandra A. Yuhas and Susan M Scheetz** GRANTEE: **James Dukes**
41507 Wegeron Road *10896 Paul Coleman Dr.*
Crestwood KY 40014 *Olive Branch, MS 38654*
Phone: *502.263.3956 N/A* Phone: *901-754-10440 N/A*

THIS INDENTURE, made and entered into this *6th* day of February 2012, by and between **Sandra A. Yuhas and Susan M. Scheetz, as Trustees of the Novak Family Irrevocable Trust, GRANTOR and James Dukes, GRANTEE** herein.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain and sell, convey and confirm unto the said Grantee, the following described real estate, situated and being in the County of Desoto, State of Mississippi:

Lot 17, Bethel Park Subdivision, situated in Section 11, Township 2 South, Range 6 West, DeSoto County, Mississippi, as shown on plat of record in Plat Book 97, Pages 34-37, in the office of the Chancery Clerk of Desoto County, Mississippi.

Being the same property conveyed to Grantor herein by Quit Claim Deed of record in Book 645, Page 702 in said Chancery Clerk's Office.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto or in any wise unto the said Grantees, his heirs, successors and assigns in fee simple forever.

The said Grantors do hereby covenant with the said Grantees that they are lawfully seized in fee of the aforescribed real estate; that they have good right to sell and convey the same; that the same is unencumbered except for subdivision restrictions, building lines and easements of record as shown in Plat Book 97, Pages 34-37; Easements of record in Book 503, Page 500; Declarations, Covenants, Conditions and Restrictions for Bethel Park of record in Book 523, Page 717, amended in Book 539, Page 565; any prior reservation or conveyance of minerals of every kind and character, including but not limited to, oil, gas, sand and gravel in, on and under the subject property; and taxes and assessments for the current year and subsequent years, which are not yet due and payable, and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor the day and year first above written.

[Signature]
Trustee of the Novak Family Irrevocable Trust dated September 15, 2010 by *[Signature]* Trustee of the Novak Family Irrevocable Trust dated September 15, 2010, as Attorney-In-Fact *as Attorney in fact*

[Signature] Trustee of the Novak Family Irrevocable Trust dated September 15, 2010
[Signature] Trustee of the Novak Family Irrevocable Trust dated September 15, 2010
[Signature] Trustee of the Novak Family Irrevocable Trust dated September 15, 2010
Susan M. Scheetz, individually

* STATE OF KENTUCKY
COUNTY OF JEFFERSON

Before me, a Notary Public of said State and County, aforesaid, personally appeared Susan M. Scheetz, Trustee of the Novak Family Irrevocable Trust dated September 15, 2010, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Sandra A. Yuhas, Trustee of the Novak Family Irrevocable Trust dated September 15, 2010, as his/her lawful Attorney-In-Fact, and that he/she executed the same as the free act and deed of the said Sandra A. Yuhas, Trustee of the Novak Family Irrevocable Trust dated September 15, 2010.

WITNESS my hand and Notarial Seal this 6th day of February, 2012.



Patricia K. Kaster
NOTARY PUBLIC
My Commission Expires: State at Large
Kentucky
My Commission Expires
April 21, 2012

[Signature]
Notary Public

* STATE OF KENTUCKY
COUNTY OF JEFFERSON

Before me, the undersigned, a Notary Public within and for said state and county, duly commissioned and qualified, personally appeared Susan M. Scheetz, Trustee of the Novak Family Irrevocable Trust dated September 15, 2010, to me known, (or proved on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 6th day of February, 2012.



Patricia K. Kaster
NOTARY PUBLIC
My Commission Expires: State at Large
Kentucky
My Commission Expires
April 21, 2012

[Signature]
Notary Public

* STATE OF KENTUCKY
COUNTY OF JEFFERSON

Before me, the undersigned, a Notary Public within and for said state and county, duly commissioned and qualified, personally appeared Susan M. Scheetz, individually, to me known, (or proved on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 6th day of February, 2012.

My Commission Expires:



Patricia K. Kaster
NOTARY PUBLIC
State at Large
Kentucky
My Commission Expires
April 21, 2012

[Signature]
Notary Public