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DE SOTO COUNTY, MS
W.E. DAVIS, CH CLERK

* **THIS DOCUMENT PREPARED BY:** Rebecca S. Thompson, MSB #9765, Smith, Phillips, Mitchell, Scott & Nowak, LLP, Attorneys at Law, P.O. Box 346, Hernando, MS 38632, (662) 429-5041

INDEXING INSTRUCTION: 1.50 acres, more or less, located in Southwest Quarter of Section 4, Township 4 South, Range 7 West, DeSoto County, Mississippi

**FREELYN E. COOK and wife
JANIE SCOTT COOK**

6640 Love Road
Hernando, MS 38632
Wk: n/a
Hm: 662-429-4588

GRANTORS

TO

QUITCLAIM DEED

**FREELYN E. COOK and wife
JANIE SCOTT COOK**

6640 Love Road
Hernando, MS 38632
Wk: n/a
Hm: 662-429-4588

GRANTEES

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good, valuable and legal considerations, the receipt and sufficiency of which are hereby acknowledged, we, **FREELYN E. COOK and wife JANIE SCOTT COOK**, do hereby convey, and quitclaim unto **FREELYN E. COOK and wife JANIE SCOTT COOK**, as tenants by the entirety with full rights of survivorship and not as tenants in common, all our right, title

And interest in and to the following described real property located in DeSoto County,

Mississippi, to-wit:

BOUNDARY SURVEY of a 1.50, MORE OR LESS. ACRE TRACT OF LAND BEING LOCATED INT EH SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI and is further described by metes and bounds as follows:

Begin at a point at the present centerline intersection of Love Road with the accepted southerly line of the North half of the Southwest Quarter of Section 4, Township 4 South, Range 7 West; thence North 19 degrees 37 minutes 15 seconds East 55.95 feet with said centerline to a point; thence North 06 degrees 45 minutes 13 seconds East 61.23 feet with said centerline to a point; thence North 00 degrees 09 minutes 23 seconds East 5.37 feet with said centerline to a point; thence continue North 00 degrees 09 minutes 23 seconds East 80.53 feet with said centerline to a point; thence North 02 degrees 47 minutes 40 seconds West 86.25 feet with said centerline to a point; thence continue North 02 degrees 47 minutes 40 seconds West 106.80 feet with said centerline to a point; thence North 00 degrees 09 minutes 30 seconds West 237.51 feet with said centerline to a point, said point being also True Point of Beginning for the herein described tract; thence North 00 degrees 09 minutes 31 seconds West 190.00 feet with said centerline to a point; thence North 05 degrees 42 minutes 25 seconds East 147.80 feet with said centerline to a point; thence South 79 degrees 07 minutes 39 seconds East 216.57 feet to a point; thence South 05 degrees 42 minutes 25 seconds West 108.82 feet to a point; thence South 10 degrees 36 minutes 25 seconds West 192.31 feet to a point; thence North 89 degrees 39 minutes 15 seconds West 180.64 feet to the point of beginning containing 1.50, more or less acres of land being subject to all codes regulations and revisions easements and right of ways of record.

Also, a 200 foot sewer outfall easement.

By way of explanation, this is the same property conveyed in Warranty Deed granting a life estate to Zilpha J. Lowrie recorded in Deed Book 237 at page 349. That Zilpha J. Lowrie departed this life May 21, 2009.

The hereinabove described land is conveyed subject to road rights of way, public utility easements, zoning and subdivision regulations and health department regulations in effect in DeSoto County,.

Possession is given with the delivery of this deed.

WITNESS my signature, this the 24th day of February, 2012.

Freelyn E Cook
FREELYN E. COOK, Grantor

Janie Scott Cook
JANIE SCOTT COOK, Grantor

STATE OF MS
COUNTY OF DeSoto

Personally appeared before me, the undersigned authority in and for said county and state, the within named **FREELYN E. COOK and wife JANIE SCOTT COOK**, who acknowledged that they signed and delivered the above and foregoing instrument on the day and year therein mentioned, as their free and voluntary act and deed, and for the purposes therein expressed.

GIVEN under my hand and official seal of office, this the 24th day of February, 2012.



Jessica Flake
Notary Public

My Commission Expires: 9/18/2015

NO TITLE WORK WAS REQUESTED OR DONE IN THE PREPARATION OF THIS DEED. DEED PREPARED FROM INFORMATION PROVIDED BY GRANTOR AND GRANTEE. PREPARER MAKES NO WARRANTIES AS TO TITLE TO THE PROPERTY OR TO THE ACCURACY OF INFORMATION FURNISHED.