

4/26/12 3:29:36  
DK W BK 679 PG 464  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

**SPACE ABOVE THIS LINE FOR RECORDING USE ONLY**

**STATE OF MISSISSIPPI  
COUNTY OF DESOTO**

**Prepared by and Return to:**

**Brad D. Wilkinson Esq.**  
Wilkinson Law Firm, P.C.  
511 Keywood Circle  
Flowood, MS 39232  
601-355-0005  
MS Bar # 10285

**Grantor:** Aretha Bougard Woods  
Janit Bougard Woods  
Sherry Bougard Clayton  
Jimmy Ray Bougard  
Mattie Jean Bougard Freemon  
10005 Desoto  
Olive Branch, MS 38654  
(662) 895-5725  
*N/A*

**Grantee:** Nadine Bougard  
5925 Ross Road  
Olive Branch, MS 38655  
(662) 895-6174  
*N/A*

**INDEXING INSTRUCTIONS:**

PART OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 6 WEST, DESOTO COUNTY,  
MISSISSIPPI. *Northeast Quarter*

**QUITCLAIM DEED**

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good, legal and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, the undersigned, **ARETHA BOUGARD WOODS, JANIT BOUGARD WOODS, SHERRY BOUGARD CLAYTON, JIMMY RAY BOUGARD AND MATTIE JEAN BOUGARD FREEMON, GRANTORS**, do hereby Grant, Bargain, Sell, Convey, unto **NADINE BOUGARD, GRANTEE**, that certain land and property situated and being in DeSoto County, Mississippi, to-wit:

ONE (1) ACRE, SITUATED IN SECTION 5, TOWNSHIP 2 SOUTH, RANGE 6 WEST, DESOTO COUNTY, MISSISSIPPI, DESCRIBED AS BEGINNING AT A POINT IN THE EAST LINE OF

*Tower Loan  
P.O. Box 1099  
O.B. 38654*

*7*

SAID SECTION 5, 223.0 FEET SOUTH 2 DEGREES 24 MINUTES 45 SECONDS EAST OF THE NORTHEAST QUARTER OF SAID SECTION 5, TOWNSHIP 2 SOUTH, RANGE 6 WEST, DESOTO COUNTY, MISSISSIPPI; THENCE RUN SOUTH 2 DEGREES 24 MINUTES 45 SECONDS EAST ALONG THE EAST LINE OF THE SAID SECTION 5, THE SAME BEING ALONG ROSS ROAD, 200 FEET TO A POINT; THENCE SOUTH 85 DEGREES 52 MINUTES 15 SECONDS WEST 220 FEET TO A POINT; THENCE NORTH 2 DEGREES 24 MINUTES 45 SECONDS WEST 200 FEET TO A POINT; THENCE NORTH 85 DEGREES 52 MINUTES 15 SECONDS EAST 220 FEET TO THE POINT OF BEGINNING AND CONTAINING ONE (1) ACRE, MORE OR LESS.

This conveyance, however, is subject to Prior Reservations of oil, gas and other minerals; any and all Easements, Right-of-Way and Dedication of record affecting same and any and all Protective or Restrictive Covenants and Building restrictions of record affecting same.

Ad valorem taxes are being prorated between the parties as of this date.

This deed was prepared without the benefit of a title search.

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WITNESS THE SIGNATURE(S) of the Grantor(s), this the 26th day of April, 2012.

Jimmy Ray Bougard  
JIMMY RAY BOUGARD

STATE OF MISSISSIPPI  
COUNTY OF MARSHALL

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named JIMMY RAY BOUGARD, who acknowledged that they signed, sealed and executed that above and foregoing Quitclaim Deed on the day and year therein mentioned, as their free and voluntary act and deed, for the purposes therein expressed.

Given under my hand and official seal, this the 26th day of April, 2012.

Dorrice Griffin  
NOTARY PUBLIC



WITNESS THE SIGNATURE(S) of the Grantor(s), this the 26th day of April, 2012.

Mattie Jean Bougard Freeman  
MATTIE JEAN BOUGARD FREEMON

STATE OF MISSISSIPPI  
COUNTY OF Marshall

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named MATTIE JEAN BOUGARD FREEMON, who acknowledged that they signed, sealed and executed that above and foregoing Quitclaim Deed on the day and year therein mentioned, as their free and voluntary act and deed, for the purposes therein expressed.

Given under my hand and official seal, this the 26th day of April, 2012.

Dorrice Griffin  
NOTARY PUBLIC



WITNESS THE SIGNATURE(S) of the Grantor(s), this the 26th day of April, 2012.

Aretha Bougard Woods  
ARETHA BOUGARD WOODS

STATE OF MISSISSIPPI  
COUNTY OF Marshall

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named ARETHA BOUGARD WOODS, who acknowledged that they signed, sealed and executed that above and foregoing Quitclaim Deed on the day and year therein mentioned, as their free and voluntary act and deed, for the purposes therein expressed.

Given under my hand and official seal, this the 26th day of April, 2012.

Corrice Griffin  
NOTARY PUBLIC



WITNESS THE SIGNATURE(S) of the Grantor(s), this the 26<sup>th</sup> day of April, 2012.

Sherry Bougard Clayton  
SHERRY BOUGARD CLAYTON

STATE OF MISSISSIPPI  
COUNTY OF Marshall

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named SHERRY BOUGARD CLAYTON, who acknowledged that they signed, sealed and executed that above and foregoing Quitclaim Deed on the day and year therein mentioned, as their free and voluntary act and deed, for the purposes therein expressed.

Given under my hand and official seal, this the 26<sup>th</sup> day of April, 2012.

Barrie Buff  
NOTARY PUBLIC



WITNESS THE SIGNATURE(S) of the Grantor(s), this the 26<sup>th</sup> day of April, 2012.

Janit Bougard Woods  
JANIT BOUGARD WOODS

STATE OF MISSISSIPPI  
COUNTY OF MARSHALL

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named JANIT BOUGARD WOODS, who acknowledged that they signed, sealed and executed that above and foregoing Quitclaim Deed on the day and year therein mentioned, as their free and voluntary act and deed, for the purposes therein expressed.

Given under my hand and official seal, this the 26<sup>th</sup> day of April, 2012.

Donnie Ruff  
NOTARY PUBLIC

