

After Recording Return to:
SECURED LENDING SERVICES
290 BILMAR DRIVE
PITTSBURGH, PA 15205

5/14/12 4:01:29 ⁵²⁵
DK W BK 680 PG 628
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

PREPARED BY:

John O. Windsor, Esq.
Bar #102155
8940 Main Street
Clarence, NY 14031
716-634-3405

Tax ID No.: 10882704002490.00

Indexing Instructions:

*Lot 2490 Sectional Southaven Sub division in Section 27 Township 1 South
Range 8 West Plot Book 4 Page 57*

DE SOTO County, MS

DIA-5005U12

DEED IN LIEU OF FORECLOSURE

GRANTOR:

DUAINE JAMIESON, A SINGLE MAN
889 TRAFALGAR DRIVE
SOUTHHAVEN, MS 38671
(901) 438-1310

GRANTEES:

HSBC MORTGAGE SERVICES, INC.
636 GRAND REGENCY BOULEVARD
BRANDON, FL 33510
(800) 365-6730

THIS INDENTURE made and entered into on this 27 day of April, 2012, by and between DUAINE JAMIESON, A SINGLE MAN, of 889 TRAFALGAR DRIVE, SOUTHHAVEN, MS 38671 hereinafter referred to as Grantor(s) and HSBC MORTGAGE SERVICES, INC., of 636 GRAND REGENCY BOULEVARD, BRANDON, FL 33510, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of TEN (10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in DE SOTO County, MISSISSIPPI:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: BOOK 549, PAGE 580, Recorded: 01/25/2007

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

THIS DEED is being executed and filed for record to convey any and all residual ownership interest in the subject property which is being conveyed in lieu of foreclosure of the subject mortgage recorded in Official Records Book 2292 at Page 629, of the Public Records of DESOTO County, (MS); which includes and is not limited to any homestead rights therein to the subject property; and/or any right of redemption of the aforementioned mortgage listed herein.

TOGETHER with all the tenements, hereditament and appurtenances thereto belonging or in otherwise appertaining. And the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple, that it has good right and lawful authority to sell and convey said land, that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

Assessor's parcel No. 10882704002490.00

CONDITION AGAINST MERGER: acceptance of this deed by the grantee shall not cancel the existing mortgage from the Grantor to HSBC MORTGAGE SERVICES, INC., nor shall acceptance result in a merger of the mortgage lien into the fee simple conveyed hereby. The existing mortgage from the Grantor to the Grantee shall be cancelled only by a separate written instrument executed and recorded in the accordance with the law.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

Duaine Jamieson
DUAINE JAMIESON

STATE OF Mississippi
COUNTY OF Desoto

PERSONALLY APPEARED before me, the undersigned authority to and for said County and State, on this the 28th day of April, 2012, the within named DUAINE JAMIESON, who acknowledged that he/she executed, signed and delivered the above and foregoing instrument on the day and year therein contained.

Gayle B. Moore
NOTARY PUBLIC GAYLE B. MOORE
My commission expires: COMMISSION EXPIRES
AUGUST 22, 2012 8/22/12

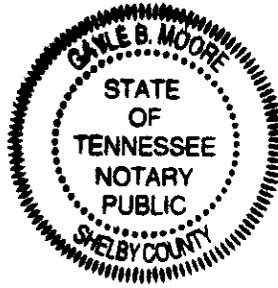


EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED PROPERTY:

LOT 2490, SECTION L, SOUTHAVEN WEST SUBDIVISION, IN SECTION 27, TOWNSHIP 1 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 51, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

THERE IS EXCEPTED FROM THE WARRANTY HEREOF AND THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

(1) EXISTING EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITY FACILITIES AND ROADWAY RIGHTS OF WAY, IF ANY.

(2) ANY PRIOR RESERVATION OF OIL, GAS OR OTHER MINERALS.

(3) ANY ZONING ORDINANCES AFFECTING SUBJECT PROPERTY.

(4) RESTRICTIVE COVENANTS AND CONDITIONS REFERRED TO HEREINABOVE, IF ANY.

SUBJECT TO BUILDING RESTRICTIONS PER PLAT IN BOOK 4 PAGE 51 AND AMENDED IN BOOK 75 PAGE 157.

INDEXING INSTRUCTIONS:

LOT 2490, SECTION L, SOUTHAVEN WEST SUBDIVISION SECTION 27, TOWNSHIP 1 SOUTH, RANGE 8 WEST, DESOTO.

PARCEL ID NO.: 10882704002490.00

PROPERTY COMMONLY KNOWN AS: 7913 CHARLESTON DRIVE, SOUTHAVEN, MS 38671