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Prepared By: Realty Title, 6397 Goodman Road, Suite 112, Olive Branch, MS 38654 (662)893-8077

\*Return To: Realty Title 2396 East Parkway Hickorydale, MS 38632

### WARRANTY DEED

Grantor(s): **Linda L. Burlingame as Trustee of the Emmy C. Livingston Revocable Living Trust dated April 9, 2002**

Address: 9369 Meade Circle S. Olive Branch, MS 38654

Phone: \_\_\_\_\_ (Home) \_\_\_\_\_ (Work, if any)

Grantee(s): **George A. Harrigan and Frances Harrigan**

Address: 47195 Hickory Drive, Olive Branch, MS 38654

Phone: 662-420-7666 (Home) n/a (Work, if any)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, **Linda L. Burlingame as Trustee of the Emmy C. Livingston Revocable Living Trust dated April 9, 2002** do hereby sell, convey and warrant unto **George A. Harrigan and Frances Harrigan**, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to wit:

**LEGAL DESCRIPTION: Lot 252, Section E, Phase 2, The Plantation Subdivision, situated in Section 22, Township 1 South, Range 6 West, as shown on plat of record in Plat Book 52, Page 26 in the Chancery Clerk's Office of DeSoto County, Mississippi.**

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate; has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as to rights of way and

easements for public roads and public utilities, subdivision and zoning regulations in effect in Pearl River County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record; and Grantor will forever warrant and defend the same against the claims of all persons whomsoever.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

WITNESS our signature this July 6, 2012.

*Linda L. Burlingame, Trustee*  
Linda L. Burlingame, Trustee

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, a Notary Public in and for said State and County, Linda L. Burlingame as Trustee of the Emmy C. Livingston Revocable Living Trust dated April 9, 2002, the within named bargainer(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6<sup>th</sup> day of July, 2012.

*[Signature]*  
\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

(SEAL)

