

Prepared by: O'Brien Law Firm, LLC: 1630 Goodman Rd E, Ste 5, Southaven, MS 38671 (662) 349-3339, File No. 12080059
Indexing Instructions: Lot 17, Sec "A", Greenbrook West Subd, Section 30, T1, R7W, Plat Book 17, Page 13

EXECUTRIX'S DEED

Grantor(s): **Estate of Joseph W. Camadeca, Deceased**
Address: 3430 43rd Street, Highland, IN 46322
Phone: 219-201-3554 **NA**
Grantee(s): **Ashley A. Bratton**
Address: 7708 Overlook Drive, Southaven, MS 38671
Phone: **901-491-3977 NA**

For and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned Grantor, **Cynthia Marie Batka, Executrix of the Estate of Joseph W. Camadeca**, does hereby bargain, sell, and convey unto Grantees, **Ashley A. Bratton**, in fee simple as possessed and enjoyed by the decedent, **Joseph W. Camadeca**, the following described real property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, and more particularly described as follows, to-wit:

Lot 17, Section "A", Greenbrook West Subdivision, in Section 30, Township 1, Range 7 West, as shown by the plat of record in Plat Book 17, Page 13, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

By way of explanation, **Joseph W. Camadeca** died August 06, 2012 and his estate is being administered in the DeSoto County Chancery Court, Cause No. 12-CV-1725 whereby an Order Authorizing the Sale of Real Estate was entered with the court on August 16, 2012.

The warranty in this deed is subject to restrictive covenants and utility easements shown on plat of said subdivision, subdivision and zoning regulations in effect in DeSoto County, Mississippi, rights of ways and easements for public roads and public utilities and all applicable building restrictions and easements of record, Health Department regulations in effect in DeSoto County, Mississippi, and any prior reservation of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the aforescribed real property.

Said lands are subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

GRANTOR makes no representation or warranties of any kind of character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantee(s) have inspected and examined the property and are purchasing same based on no representation or warranties express or implied, made by Grantor, but on their own judgment.

Possession is given upon the delivery of this deed; taxes for the year 2012 shall be paid by the Grantees.

WITNESS MY SIGNATURE this August 24th, 2012

ESTATE OF JOSEPH W. CAMADECA

By: Cynthia Marie Batka, Executrix
Cynthia Marie Batka, Executrix

STATE OF Indiana
COUNTY OF Lake

Personally appeared before me, the undersigned authority in and for the said County and State aforesaid, on this 24th day of August, 2012, within my jurisdiction, the within named, **CYNTHIA MARIE BATKA**, who acknowledged that she is the Executrix of the **ESTATE OF JOSEPH W. CAMADECA** and that in said representative capacity she executed the above foregoing instrument after first having been duly authorized to do so.

My commission expires: 2/22/2014

Stacey N Williams
Notary Public



STACEY N. WILLIAMS
Notary Public, State of Indiana
My Commission Expires February 22, 2014