

LS 10/31/12 3:47:38
LS DK W BK 693 PG 314
-0' DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

LS 11/13/12 11:21:50
LS DK W BK 694 PG 184
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

*Being re-recorded to add the Grantee's address.

THIS INSTRUMENT PREPARED BY:
Eric L. Sappenfield, PLLC, MS Bar #6468
6858 Swinnea Road, 5 Rutland Place
Southaven, MS 38671
(662) 349-3436

Return to:
First National Title, LLC
6880 Cobblestone Blvd, Suite 2
Southaven, MS 38672
(662) 892-6538
File# S 20519

Michael Jay Granger and wife, Christine R. Granger

3105 East Jefferson Loop
Hernando, Mississippi 38632
Work Phone #: n/a
Home Phone #: 901-378-3834
GRANTOR

TO

WARRANTY
DEED

Alan D. Linhorst and wife, Barbara McKee
2747 Fountain Gate Drive
HERNANDO, MS 38632
Work Phone #: N/A
Home Phone #: (661) 916-4468
GRANTEE

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Michael Jay Granger and wife, Christine R. Granger, do hereby sell, convey, and warrant unto Alan D. Linhorst and wife, Barbara McKee, as tenants by the entirety with full rights of survivorship and not as tenants in common, the following described property situated in the County of DeSoto, State of Mississippi, together with all improvements and appurtenances thereon more particularly described as follows:

Lot 34, Fountain Gate Subdivision, in Section 9, Township 3 South, Range 7 West, DeSoto County, Mississippi, as per Plat thereof recorded in Plat Book 79, Page 33, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, rights of ways and easements for public roads and public utilities and restrictive covenants and easements of record.

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It is understood and agreed that the taxes for the year 2012 have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid.

Possession is to be given with delivery of this Deed.

WITNESS OUR SIGNATURES, this the 26th day of October, 2012

Michael Jay Granger
Michael Jay Granger

Christine R. Granger
Christine R. Granger

STATE OF Mississippi
COUNTY OF DeSoto

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 26th day of October, 2012, within my jurisdiction, the within named Michael Jay Granger and Christine R. Granger, who acknowledged that they executed the above and foregoing instrument.

Sarah Bryant
Notary Public
Sarah Bryant

My Commission Expires:

June 21, 2015

FILE NUMBER: 13573

