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DK W BK 848 PG 412
DESOTO COUNTY, MS
MISTY HEFFNER, CH CLK

GRANTOR:
EBI, INC.
P O BOX 867
NEW ALBANY, MS 38652
662-534-4774

GRANTEE:
DISTINCTIVE PROPERTIES BY
TRENT ROSS, LLC
10355 HOLLY SPRINGS ROAD
HERNANDO, MS 38632
901-508-6207

PREPARED BY & RETURN TO:
EBI, INC.
P O BOX 867
NEW ALBANY, MS 38652
662-534-4774

Prepared by/Return to:
Hugh H. Armistead, Attorney, MSB 1615
6879 Crumpler Blvd., Suite 100
Olive Branch, MS 38654 ✕
662-895-4844

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, EBI, INC., a Mississippi corporation, does hereby sell, convey and warrant unto DISTINCTIVE PROPERTIES by TRENT ROSS, LLC, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

INDEXING INSTRUCTIONS: Lot 14, WINDSOR TRACE SUBDIVISION
SEC 5, T2S, R7W, PB102 PG 20-21

Lot 14, WINDSOR TRACE SUBDIVISION, situated in Section 5, Township 2 South, Range 7 West, DeSoto County, Mississippi as per plat thereof recorded in Plat Book 102, Page 20-21, Chancery Clerk's Office, DeSoto County, Mississippi.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi; to rights of ways and easements for public roads and public utilities shown or not shown on the public records; to the restrictive covenants of said subdivision; and to any prior conveyances or reservation of minerals of every kind and character, including, but not limited to oil, gas, sand and grave, in, on and under subject property.

The Grantee herein acknowledges and covenants that it is the responsibility of the Grantee to maintain property in such condition as to minimize off-site damage from erosion, sediment deposits and storm water. This requirement will be in effect from the beginning of site preparation and continued throughout the establishment of permanent vegetative cover. Grantee acknowledges and agrees that Grantor is not responsible for any damages which hereafter may be suffered by Grantee or other property owners or parties as a result of site preparation work carried out by Grantee and their subcontractors and Grantee agrees to fully indemnify and hold Grantor harmless from any such damages sustained in connection therewith.

Real estate taxes for the current year shall be prorated, and possession shall take place upon delivery of deed.

Witness the hand and seal of the Grantor, this 30th day of January, 2018.

EBI, INC.
A Mississippi Corporation

By: 

ROBERT M. BAILEY, President

STATE OF MISSISSIPPI
COUNTY OF UNION

Personally appeared before me, the undersigned authority in and for the state and county aforesaid, Robert M. Bailey, who acknowledged that he is President of EBI, INC., a Mississippi Corporation, and, that for and on behalf of the said corporation, and as its act and deed, he executed the above and foregoing Warranty Deed, after first having been duly authorized by said corporation so to do.

Witness my hand and official seal, this 30th day of January, 2018.


NOTARY PUBLIC

My commission expires

