

10/10/19 10:55:15  
DK W BK 901 PG 672  
DESOTO COUNTY, MS  
MISTY HEFFNER, CH CLK

Prepared by and after recording return to:  
Eric L. Sappenfield, PLLC MS Bar No. 6468  
6858 Swinnea Road, 5 Rutland Place  
Southaven, MS 38671  
662-349-3436  
File No.: 19-1761

Grantor:  
Sky Lake Construction, LLC  
P.O. Box 488  
Nesbit, MS 38651  
Office Phone No.: (901)282-6067  
Home Phone No.: N/A

Grantee:  
Nicholas Pyka and Skyla R. Daves, husband and wife  
1466 Switzer Cv  
Southaven, MS 38671  
Home Phone No.: 662-985-1354  
Work Phone No.: 901-383-9326

**INDEXING INSTRUCTIONS:** Lot 39, Phase I, Cherry Hill North PUD, in Section 20, Township 1 South, Range 7 West, DeSoto County, Mississippi, as per Plat thereof recorded in Plat Book 126, Page 50, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

## WARRANTY DEED

**FOR AND IN CONSIDERATION OF TEN AND NO/100 (\$10.00)** cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, **Sky Lake Construction, LLC**, Grantor, does hereby grant, bargain, sell, convey and warrant unto **Nicholas Pyka and Skyla R. Daves, husband and wife**, as tenants by the entirety with full rights of survivorship and not as tenants in common, the following described real property located in DeSoto County, Mississippi, to wit:

Lot 39, Phase I, Cherry Hill North PUD, in Section 20, Township 1 South, Range 7 West, DeSoto County, Mississippi, as per Plat thereof recorded in Plat Book 126, Page 50, 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.

Grantee is hereby responsible for the 2019 property taxes.

Possession shall be granted with delivery of this deed.

**WITNESS OUR SIGNATURES** of the undersigned on this, the 8th day of October, 2019.

Sky Lake Construction, LLC

OK W BK 901 PG 673

BY: 

Jackie McBride  
Member

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the 8th day of October 2019, within my jurisdiction, the within named Jackie McBride, who acknowledged that she is a Member of Sky Lake Construction, LLC, a Mississippi Limited Liability Company, and that for and on behalf of said limited liability company, and as its act and deed, she executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

  
NOTARY PUBLIC Hannah Burcham

My Commission Expires: 09/03/2022

