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| <b><u>PREPARED BY AND RETURN TO:</u></b><br>Barry W. Bridgforth, Jr. (MSB #9797)<br>Bridgforth, Buntin & Emerson, PLLC<br>5293 Getwell Rd.<br>Southaven, MS 38672<br>(662) 393-4450                                                                                            | <b><u>GRANTOR:</u></b><br>Lifestyle Communities, LLC<br>1074 Thousand Oaks Dr., Ste. 1<br>Hernando, MS 38632<br>Phone: (662) 429-2332 |
| <b><u>INDEXING INSTRUCTIONS:</u></b><br>A Fraction of SE ¼ S 33, T 1 S, R 7 W, DeSoto<br>County, MS, and Containing 1.261 Acres.<br>Property Being Lot 7 Of Silo Square P.U.D,<br>Commercial Area 1, Phase 1; and SE Corner of S<br>33, T 1 S, R 7 W.<br><br>File #20210810492 | <b><u>GRANTEE:</u></b><br>Silo 7, LLC<br>1074 Thousand Oaks Dr., Ste. 1<br>Hernando, MS 38632<br>Phone: 662-429-2332                  |

### **WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, LIFESTYLE COMMUNITIES, LLC, a Mississippi limited liability company, Grantor, does hereby sell, convey, and warrant unto SILO 7, LLC, a Mississippi limited liability company, Grantee, all right, title, and interest in and to the following described property being situated in the City of Southaven, DeSoto County, Mississippi, more particularly described as follows, to-wit:

SEE **EXHIBIT "A"** ATTACHED HERETO.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, all subdivision and zoning regulations in effect in the City of Southaven, DeSoto County, Mississippi; and further subject to all applicable building restrictions and the restrictive covenants of record, easements and building setback lines as are shown on the recorded plat, and the permitted exceptions shown on **EXHIBIT "B"** attached hereto.

Possession is to be given with delivery of the deed.

WITNESS the signature of the duly authorized representative this the 9<sup>th</sup> day of September, 2021.

LIFESTYLE COMMUNITIES, LLC



\_\_\_\_\_  
Brian D. Hill, Member

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

THIS DAY PERSONALLY appeared before me, the undersigned authority at law in and for the state and county aforesaid, the within named BRIAN D. HILL, who acknowledged that he is a Member of LIFESTYLE COMMUNITIES, LLC, a Mississippi limited liability company, and that for and on behalf of the said limited liability company, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said limited liability company to do so.

Witness my hand and official seal, this the 9<sup>th</sup> day of September, 2021.

(SEAL)



Melissa S. Bittner  
Notary Public

# EXHIBIT "A"

## ~DESCRIPTION OF LOT 7~

This Description Is Based On The Mississippi State Planes Coordinate System, West Zone, NAD 83 Grid Values, U.S. Survey Feet, Using A Scale Factor Of 0.999966166 And A Convergence Angle Of 00° 13' 38" Calculated At The Point Of Commencement Of This Survey.

A Fraction Of The Southeast Quarter Of Section 33, Township 1 South, Range 7 West, DeSoto County, Mississippi And Containing 1.261 Acres. This Property Being Lot 7 Of Silo Square P.U.D, Commercial Area 1, Phase 1. This Description Being In More Details As Follows:

Commencing At The Southeast Corner Of Section 33, Township 1 South, Range 7 West, DeSoto County, MS (N-1982184.76, E-2415429.10), Run Thence Due North A Distance Of 746.12 Ft To A Point, Thence Due West A Distance Of 54.31 Ft To A 1/2" Iron Rod Found On The West Right-Of-Way Line Of Getwell Road, Said 1/2" Iron Rod Found(N-1982930.87, E-2415374.79) Being The POINT OF BEGINNING; Run Thence Due West Leaving Said Right-Of-Way Line A Distance Of 205.97 Ft To A 1/2" Iron Rod Set, Thence N 00° 09' 13" W A Distance Of 223.80 Ft To A 1/2" Iron Rod Set On The South Right-Of-Way Line Of Wildflower Lane, Thence Along Said Right-Of-Way Line And With A Curve To The Left Having A Radius Of 100.00 Ft, An Arc Length Of 54.19 Ft, A Chord Bearing Of N 29° 50' 55" E, And A Chord Length Of 53.53 Ft To A 1/2" Iron Rod Set, Thence N 89° 50' 47" E Along Said Right-Of-Way Line A Distance Of 179.02 Ft To A 1/2" Iron Rod Set At The Intersection Of Said South Right-Of-Way Line Of Wildflower Lane And The Aforementioned West Right-Of-Way Line Of Getwell Road, Thence S 00° 11' 25" E Along The West Right-Of-Way Line Of Getwell Road A Distance Of 270.72 Ft To The POINT OF BEGINNING Of This Description.

# **EXHIBIT “B”**

## **Permitted Exceptions**

1. Subdivision restrictions, building lines and easements of record in Book Plat Book 127 Page 43, Page Chancery Clerk's in the Chancery Clerk's Office of DeSoto County, Mississippi.
2. Easements of record in Book 25 Page 49, Book 80 Page 308, Book 80 Page 631, Book 237 Page 619, Book 266 Page 156, Book 267 Page 546, Book 346 Page 766, Book 852 Page 128, Book 852 Page 137, Book 859 Page 18, Book 896 Page 337, and Book 896 Page 341, in the aforesaid Chancery Clerk's Office.
3. Declaration of Covenants, Conditions and Restrictions of record in Book 874 Page 697 and book 874 Page 777, in the aforesaid Chancery Clerk's Office.