

MC 3/11/15 2:46:49
OK W BK 757 PG 502
DE SOTO COUNTY, MS
W.E. DAVIS, CH CLERK

PREPARED BY AND RETURN TO:

X
Select Title & Escrow, LLC
Almon M. Ellis, Jr., Attorney (MS Bar # 101914)
7145 Swinnea Road Suite 2
Southaven, MS 38671
(662) 349-3930
File # 15-1057

Indexing Instructions: Lot 130, Phase 2, Section
C, PLANTATION LAKES, THE
PLANTATION, in Section 22, T1S, R6W, Plat
Book 49, Page 24, DeSoto County, Mississippi

GRANTOR:

David Crossman and Barbara Faye
Crossman
4045 Upper Valley Cv.
Olive Branch, MS 38654
HOME: 901.921.4668
WORK: N/A

GRANTEE

Donald Spencer
9100 Lakeshore Dr.
Olive Branch, MS 38654
HOME: 901.683.9968
WORK: N/A

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 and sufficiency of all of which is hereby acknowledged, **David Crossman and Barbara Faye Crossman, husband and wife**, do hereby sell, convey and warrant unto **Donald Spencer, a single man**, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, more particularly described as follows, to-wit:

Lot 130, Phase 2, Section C, PLANTATION LAKES, THE PLANTATION, in Section 22, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 49, Page 24, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Being the same property conveyed to David Crossman by deed of record in Book 668, Page 396, in the office of the Chancery Clerk of DeSoto County, Mississippi.

FOR INFORMATIONAL PURPOSES ONLY:

Parcel #: 1065-2212.0-00130.00

Property Address: 9100 Lakeshore Dr., Olive Branch, MS 38654


IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date based on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the grantor agrees to pay to said grantee or their assigns any deficit on actual proration and likewise, the grantee agrees to pay to grantor any amount overpaid by him.

THIS conveyance is 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.

By way of explanation, Barbara Faye Crossman joins in this conveyance for the sole purpose of conveying any homestead, or other marital rights, she may have in and to subject property by virtue of her marriage to David Crossman. Barbara Faye Crossman does not join in any of the warranties contained herein.

Possession is given upon the delivery of this deed or at an agreed upon date between the parties.

WITNESS MY SIGNATURE, on this 10th day of March, 2015.

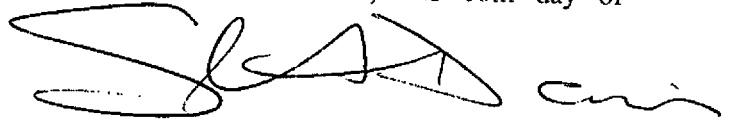
 (SEAL)
David Crossman

 (SEAL)
Barbara Faye Crossman

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named **David Crossman and Barbara Faye Crossman, husband and wife**, who acknowledged to me that they executed the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as their own free act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 10th day of March, 2015.



Notary Public

(S E A L)

My Commission Expires:

