
Prepared by and return to after recording:

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Indexing Instructions: See Schedule "1"

SPECIAL WARRANTY DEED

By and Between

[C. ROSENBAUM AND COMPANY/C. ROSENBAUM & COMPANY, UNIT 1]

A Mississippi General Partnership
c/o TimberCorp, Inc.
6193 Henderson Road
Brandon, Mississippi 39402-8752
(601) 591-4006

(Grantor)

AND

(Grantee)

Pertaining to Property in _____ County, Mississippi

Schedule 1
(Indexing Instructions)

Index this Instrument as:

DRAFT

SPECIAL 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 and sufficiency of all of which is hereby acknowledged, [**C. ROSENBAUM AND COMPANY/C. ROSENBAUM & COMPANY, UNIT 1**], a Mississippi General Partnership (Grantor), does hereby sell, convey and specially warrant unto _____, a _____, (Grantee) the following described property lying and being situated in _____ County, Mississippi (the Property”) , to wit:

See **Exhibit “A”** Attached Hereto and
Incorporated Herein By Reference

TOGETHER WITH, all and singular: (a) all improvements located on the Property, if any; (b) all timber and trees, lying, standing, and otherwise situated on the Property; and, (c) any and all rights, benefits, privileges, easements, tenements, hereditaments, appurtenances and interests thereon or in anywise appertaining to the Property not previously reserved by Grantor or Grantor’s predecessor in title. The Property, together with the rights and interests set forth in (a) through (c), inclusive, are herein collectively referred to as the “Premises”.

The warranty of this conveyance is subject to the following permitted exceptions, more particularly described on **Exhibit “B”** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the above described Premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee and Grantee's

heirs, representatives and assigns, forever; and it is agreed that Grantor and Grantor's successors, and assigns are hereby bound to warrant and forever defend, all and singular, the Premises unto the said Grantees and Grantees' heirs, representatives and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, and under Grantor but not otherwise, subject however, to the Permitted Exceptions.

The Premises is **[a part of/one and the same property]** described in that certain Order Quieting and Confirming Title issued by the Chancery Court of _____ County, Mississippi in Cause No. _____ styled In the Matter of the Real Property Owned by **[C. Rosenbaum and Company/C. Rosenbaum and Company, Unit 1]**, a Mississippi General Partnership, **[C. Rosenbaum and Company/C. Rosenbaum and Company, Unit 1]**, a Mississippi General Partnership v. All Unknown Heirs at Law of Joe Rosenbaum Deceased, et. al, a certified copy of which is recorded in Book ____ at Page ____ of the office of the Chancery Clerk of _____ County, Mississippi.

This Premises is **[a part of/one and the same property]** subject to that Plan of Complete Liquidation and Dissolution of **[C. Rosenbaum and Company/C. Rosenbaum and Company, Unit 1]**, a Mississippi General Partnership (the "Plan") described in that certain Statement of Partnership Authority of **[C. Rosenbaum and Company/C. Rosenbaum and Company, Unit 1]**, a Mississippi General Partnership dated _____, which is recorded in Book ____ at Page ____ of the office of the Chancery Clerk of _____ County, Mississippi. This instrument is executed pursuant to the Plan.

Taxes have been prorated as of the date hereof with Grantee to pay taxes for 2013.

[The Remainder of this Page is Intentionally Left Blank.]

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WITNESS my signature, this the ____ day of _____, 2013.

[C. ROSENBAUM AND COMPANY/C. ROSENBAUM AND COMPANY, UNIT 1]

A Mississippi General Partnership

By: Ruth Cahn Trust

Its: General Partner

By: _____

Its: Trustee

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said county and state, on this ____ day of _____, 2013, within my jurisdiction, the within named Leon Cahn, who acknowledged that he is Trustee of the **Ruth Cahn Trust**, a Testamentary Trust, that said Trust is a General Partner of **[C. Rosenbaum and Company/C. Rosenbaum and Company, Unit 1]**, a Mississippi general partnership, and that in said representative capacity he executed the above and foregoing instrument, for and on behalf of said Trust as general partner of the partnership, after first having been duly authorized by said Trust and partnership so to do.

Notary Public

My commission expires: _____
(SEAL)

WITNESS my signature, this the ____ day of _____, 2013.

[C. ROSENBAUM AND COMPANY/C. ROSENBAUM AND COMPANY, UNIT 1]

A Mississippi General Partnership

By: S.A. Rosenbaum Intervivos Trust

Its: General Partner

By: _____

Its: Trustee

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said county and state, on this ____ day of _____, 2013, within my jurisdiction, the within named Richard Strasser, who acknowledged that he is Trustee of the **S. A. Rosenbaum Intervivos Trust**, a Mississippi Trust, that said Trust is a General Partner of **[C. ROSENBAUM AND COMPANY/C. ROSENBAUM AND COMPANY, UNIT 1]**, a Mississippi general partnership, and that in said representative capacity he executed the above and foregoing instrument, for and on behalf of said Trust as general partner of the partnership, after first having been duly authorized by said Trust and partnership so to do.

Notary Public

My commission expires: _____
(SEAL)

WITNESS my signature, this the ____ day of _____, 2013.

[C. ROSENBAUM AND COMPANY/C. ROSENBAUM AND COMPANY, UNIT 1]
A Mississippi General Partnership

By: _____

Its: Partner

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said county and state, on this ____ day of _____ 2013, within my jurisdiction, the within named Clarice Goldstein, a general partner of **[C. ROSENBAUM AND COMPANY/C. ROSENBAUM AND COMPANY, UNIT 1]**, a Mississippi General Partnership, who acknowledged that she executed the above and foregoing instrument for and on behalf of said partnership after having first been duly authorized by said partnership so to do.

Notary Public

My commission expires: _____
(SEAL)

WITNESS my signature, this the ____ day of _____, 2013.

[C. ROSENBAUM AND COMPANY/C. ROSENBAUM AND COMPANY, UNIT 1]
A Mississippi General Partnership

By: _____

Its: Partner

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said county and state, on this ____ day of _____ 2013, within my jurisdiction, the within named Janis Joel, a general partner of **[C. ROSENBAUM AND COMPANY/C. ROSENBAUM AND COMPANY, UNIT 1]**, a Mississippi General Partnership, who acknowledged that she executed the above and foregoing instrument for and on behalf of said partnership after having first been duly authorized by said partnership so to do.

Notary Public

My commission expires: _____
(SEAL)

WITNESS my signature, this the ____ day of _____, 2013.

[C. ROSENBAUM AND COMPANY/C. ROSENBAUM AND COMPANY, UNIT 1]
A Mississippi General Partnership

By: _____
Its: Partner

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said county and state, on this ____ day of _____ 2013, within my jurisdiction, the within named Barbaree Heaster, a general partner of **[C. ROSENBAUM AND COMPANY/C. ROSENBAUM AND COMPANY, UNIT 1]**, a Mississippi General Partnership, who acknowledged that she executed the above and foregoing instrument for and on behalf of said partnership after having first been duly authorized by said partnership so to do.

Notary Public

My commission expires: _____
(SEAL)

WITNESS my signature, this the ____ day of _____, 2013.

[C. ROSENBAUM AND COMPANY/C. ROSENBAUM AND COMPANY, UNIT 1]
A Mississippi General Partnership

By: _____

Its: Partner

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said county and state, on this ____ day of _____ 2013, within my jurisdiction, the within named Pauline Strasser, a general partner of **[C. ROSENBAUM AND COMPANY/C. ROSENBAUM AND COMPANY, UNIT 1]**, a Mississippi General Partnership, who acknowledged that she executed the above and foregoing instrument for and on behalf of said partnership after having first been duly authorized by said partnership so to do.

Notary Public

My commission expires: _____
(SEAL)

WITNESS my signature, this the ____ day of _____, 2013.

[C. ROSENBAUM AND COMPANY/C. ROSENBAUM AND COMPANY, UNIT 1]
A Mississippi General Partnership

By: _____

Its: Partner

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said county and state, on this ____ day of _____ 2013, within my jurisdiction, the within named Melanie C. Dann, a general partner of **[C. ROSENBAUM AND COMPANY/C. ROSENBAUM AND COMPANY, UNIT 1]**, a Mississippi General Partnership, who acknowledged that she executed the above and foregoing instrument for and on behalf of said partnership after having first been duly authorized by said partnership so to do.

Notary Public

My commission expires: _____
(SEAL)

WITNESS my signature, this the ____ day of _____, 2013.

[C. ROSENBAUM AND COMPANY/C. ROSENBAUM AND COMPANY, UNIT 1]
A Mississippi General Partnership

By: _____

Its: Partner

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said county and state, on this ____ day of _____ 2013, within my jurisdiction, the within named Lee S. Cahn, a general partner of **[C. ROSENBAUM AND COMPANY/C. ROSENBAUM AND COMPANY, UNIT 1]**, a Mississippi General Partnership, who acknowledged that he executed the above and foregoing instrument for and on behalf of said partnership after having first been duly authorized by said partnership so to do.

Notary Public

My commission expires: _____
(SEAL)

WITNESS my signature, this the ____ day of _____, 2013.

[C. ROSENBAUM AND COMPANY/C. ROSENBAUM AND COMPANY, UNIT 1]
A Mississippi General Partnership

By: _____

Its: Partner

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said county and state, on this ____ day of _____ 2013, within my jurisdiction, the within named Greg Merritt, a general partner of **[C. ROSENBAUM AND COMPANY/C. ROSENBAUM AND COMPANY, UNIT 1]**, a Mississippi General Partnership, who acknowledged that he executed the above and foregoing instrument for and on behalf of said partnership after having first been duly authorized by said partnership so to do.

Notary Public

My commission expires: _____
(SEAL)

WITNESS my signature, this the ____ day of _____, 2013.

[C. ROSENBAUM AND COMPANY/C. ROSENBAUM AND COMPANY, UNIT 1]
A Mississippi General Partnership

By: _____

Its: Partner

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said county and state, on this ____ day of _____ 2013, within my jurisdiction, the within named Cheri Barry, a general partner of **[C. ROSENBAUM AND COMPANY/C. ROSENBAUM AND COMPANY, UNIT 1]**, a Mississippi General Partnership, who acknowledged that she executed the above and foregoing instrument for and on behalf of said partnership after having first been duly authorized by said partnership so to do.

Notary Public

My commission expires: _____
(SEAL)

WITNESS my signature, this the ____ day of _____, 2013.

[C. ROSENBAUM AND COMPANY/C. ROSENBAUM AND COMPANY, UNIT 1]
A Mississippi General Partnership

By: _____

Its: Partner

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said county and state, on this ____ day of _____ 2013, within my jurisdiction, the within named Jeanna Bennett, a general partner of **[C. ROSENBAUM AND COMPANY/C. ROSENBAUM AND COMPANY, UNIT 1]**, a Mississippi General Partnership, who acknowledged that she executed the above and foregoing instrument for and on behalf of said partnership after having first been duly authorized by said partnership so to do.

Notary Public

My commission expires: _____
(SEAL)

EXHIBIT "A"

(Description of Premises)

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EXHIBIT "B"

(Permitted Exceptions)

The Premises conveyed in this instrument are subject to the following Permitted Exceptions:

- (1) Taxes and special assessments for the year 2013 and subsequent years, not yet due and payable.
- (2) Any prior reservation or conveyance of minerals of every kind and character, including, but not limited to, oil, gas, and related minerals in, on and under the Property, together with release of damages pertaining thereto and ingress and egress and related rights pertaining to the mineral development and production thereon.
- (3) Public roads and railroads on, over and across the Property.
- (4) Easements, rights-of-way, or covenants of record.
- (5) Any portion of the Premises which has been created by artificial means or accreted to any such portion so created, navigational servitudes and riparian or other water rights arising from a crossing by, being bound by, or otherwise affected by a river, stream, or other body of water;.
- (6) Lack of access to and from any of the Premises.
- (7) Matters that would be revealed by a true and accurate survey or inspection of the Premises.

