P.O. Box 113 Canton, MS 39046-0113

Canton Fax: 601-859-0322 Ridgeland Fax: 601-898-0731

Kay Pace Tax Collector Madison County

Canton: 601-859-5226 Flora: 601-879-9537

Ridgeland: 601-856-4472 Toll Free: 800-428-0584

February 1, 2018

TO: MADISO

MADISON COUNTY BOARD OF SUPERVISORS

FROM: KAY PACE, TAX COLLECTOR

THOM: THE THOE, THE COLLECTOR

RE: VOID 2017 TAX SALE OF HOMESTEAD CHARGEBACK DISALLOWANCE

ROBERT L RICHARD, PARCEL 071A-12D-010/00.00

Request to void 2017 Tax Sale of Homestead Charge Disallowance on Robert L Richard, Parcel 071A-12D-010/00.00. On March 28,2016a Warranty Deed was recorded in the Chancery Clerks office Book 3319 Page 313, the purchaser was James Randall Luster and Christy Ellison Luster. The Tax Collectors office did not post the chargeback until June of 2016. A chargeback Disallowance is a personal liability against Mr. Robert L. Richard and would not apply to Mr. & Mrs. Luster.

Therefore, I am requesting you void the 2017 Tax Sale on the above referenced parcel.

Thank you

Kay Pace

Madison County Tax Collector

ROOK 3319 PAGE 313 DOC 01 TY W INST # 780637 MADISON COUNTY MS. This instrument was filed for record 3/28/16 at 10:39:24 AM RONNY LOTT, C.C. BY: RGK D.C.

Prepared By: Robert E. Moorehead, Attorneys at Law, LLC 220 W. Jackson Street Ridgeland, MS 39157 (601) 858-4557 (16092) Record and Return to: 312-12²²
Robert E. Moorehead, Attorneys at Law, LLC 220 W. Jackson Street Ridgeland, MS 39157 (601) 958-4557

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 are hereby acknowledged, the undersigned.

Sylvia S. Richard 414 Spike Ridge Canton, MS 39046 TEL: (601) 940-1041

GRANTOR, surviving spouse of Robert L. Richard, deceased, as evidenced by a copy of the Death Certificate which is attached as Exhibit "A" and incorporated herein by reference, does hereby sell, grant, convey, and warrant unto

James Randall Luster and Christy Ellison Luster 144 Castle Cir. Madison, MS 39110 TEL: (601) 717-2501

GRANTEES, as joint tenants with full rights of survivorship and not as tenants in common, the land and property and being situated in Madison County, State of Mississippi, and being more particularly described as follows, to wit:

Lot 14 of Lake Haven of Rest, also known as Lake Castle, as is shown by survey and plat of said Lake Haven of rest, also known as Lake Castle attached to and made a part of a deed from C. L. Castle to Samuel B. Sharfatein, dated October 11, 1949, and filed for record in the office of the Chancery Clerk of Madison County, Mississippi, on the 18th day of October, 1949, on Page 334, Page 44, reference to which is hereby for all purposes, said subdivision being located in the SE 1/4 and E 1/2 of SW 1/4 of Section 12, Township 2 North, Range 1 East, together with such reasonable rights of way for the purpose of ingress and egress to and from said lot which has been previously conveyed to the grantors herein.

INDEXING INSTRUCTIONS: Lot 14 of Lake Haven of Rest, also known as Lake Castle, and also being Part of the SE 1/4 and E 1/2 of SW 1/4 of Section 12, Township 2 North, Range 1 East, Madison County, MS

SAID GRANTORS do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration as of this date is incorrect, then the Grantors agree to pay said Grantee's or their assigns any deficit on an actual proration.

THIS CONVEYANCE IS SUBJECT TO any and all building restrictions, restrictive covenants, easements, rights-of-way, and mineral reservations of record, affecting said property.

WITNESS MY/OUR SIGNATURE(S), on this the 22rd day of March, 2016.

own of actorney

State of Mississippi County of Madison

Personally appeared before me, the undersigned authority in and for the said county and state, within my jurisdiction, the within named Angela Richard Stamey, as Power of Attorney for Sylvia S, Richard, who acknowledged that he/she/they executed the above and foregoing instrument as on behalf of Sylvia Richard on this the 23 rd day of March, 2016, having duly authority so to do...

My Commission Expires:

AMANDA MIL

Commission Expires Jan. 25, 2019

STATE OF MISSISSIPPI

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MISSISSIPPI STATE DEPARTMENT OF HEALTHBOOK 3319 PAGE 315 VITAL RECORDS



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POWER OF ATTORNEY

NOTICE: THE POWERS GRANTED BY THIS DOCUMENT ARE BROAD AND SWEEPING. THEY ARE EXPLAINED IN THE UNIFORM STATUTORY FORM POWER OF ATTORNEY ACT. IF YOU HAVE ANY QUESTIONS ABOUT THESE POWERS, OBTAIN COMPETENT LEGAL ADVICE. THIS DOCUMENT DOES NOT AUTHORIZE ANYONE TO MAKE MEDICAL AND OTHER HEALTH-CARE DECISIONS FOR YOU. YOU MAY REVOKE THIS POWER OF ATTORNEY IF YOU LATER WISH TO DO SO.

I, SYLVIA A. RICHARD of 144 Castle Circle, Madison MS 39110, appoint ANGELA STAMEY of 414 Spike Ridge, Canton, MS 39046, as my agent (attorney-in-fact) to act for me in any lawful way with respect to the following initialed subjects:

INITIA	Ĺ
	(A) Real property transactions.
	(B) Tangible personal property transactions.
	(C) Stock and bond transactions.
	(D) Commodity and option transactions.
	(E) Banking and other financial institution transactions.
	(F) Business operating transactions.
	(G) Insurance and annuity transactions.
	(H) Estate, trust, and other beneficiary transactions.
	(I) Claims and litigation.
	(J) Personal and family maintenance.

 -	(K)	Benefits from social security, medicare, medicaid, or other
		governmental programs, or military service.
	(L)	Retirement plan transactions.
		Tax matters.
J.R	(N)	ALL OF THE POWERS LISTED ABOVE. YOU NEED NOT INITIAL
		ANY OTHER LINES IF YOU INITIAL LINE (N).

This power of attorney will continue to be effective even though I become disabled, incapacitated, or incompetent.

I agree that any third party who receives a copy of this document may act under it. Revocation of the power of attorney is not effective as to a third party until the third party learns of the revocation. I agree to indemnify the third party for any claims that arise against the third party because of reliance on this power of attorney.

This the 22 day of February, 2012.

SYLVIA A. RICHARD

PTAI	(OI -	В '
Tax	Year	2017

County of Madison TAX RECEIPT INQUIRY 1/31/2018

Copyright 1994 F M Software

	1/31/2010
Receipt Parcel Number	Tax Distr Num Ex Code Mills
R 990174 071A-12D-010/00.00	250 116.5300
PTAX01-24 PARCEL HAS UNREDEEMED	TAX SALE - SEE CHANCERY CLERK *SEVERE*
	DELINQUENT TAX DUE - CHANCERY CLERK
Name	Value Tax
RICHARD ROBERT L	Total Valuation
Description	Exempt Credit 7500- 873.98-
	All Exempt Credit.
144 CASTLE CR	Net Ad Valorem Tax 873.98
MADISON MS 39110	•
LOT 14 LAKE CASTLE	Total Tax 873.98
*	Total Paid (see below) 938.16
*	Interest Due
·	PLI- Amount Due *PRINTED*
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Deep Filed 3-28-16 3-33-19 Book 3319

STATE OF MISSISSIPPI

COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named SYLVIA A. RICHARD, who being by me first duly sworn, stated upon his oath that the matters and things set forth in the above and foregoing POWER OF ATTORNEY are true and correct as therein stated.

SYLVIA A. RICHARD

SWORN to and subscribed before me, this the ______ day of February, 2012.

Notary Public

My commission expires:



PTAX	<i>COI ~</i>	В '
Tax	Year	2017

Enter=Next | F1=Search | F3=End | F7=End

County of Madison TAX RECEIPT INQUIRY

Copyright 1994 F M Software

1/31/2018 Receipt Parcel Number Tax Distr Num Ex Code 250 Mills <u>116.5300</u> PTAX01-24 PARCEL HAS UNREDEEMED TAX SALE - SEE CHANCERY CLERK *SEVERE* DELINQUENT TAX DUE - CHANCERY CLERK Name Value Tax 17459 2,034.50 144 CASTLE CR MADISON MS 39110 -------LOT 14 LAKE CASTLE Amount Due. *PRINTED*

INSTALLMENTS <u>Date</u> <u>Interest</u> <u>Batch</u> <u>Taxes</u> <u>1 3/28/17</u> <u>23.21</u> <u>215</u> <u>1,160.52</u> 2 3

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County of Madison TAX RECEIPT INQUIRY 1/31/2018

Copyright 1994 F M Software

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