

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

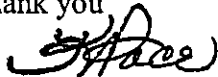
February 1, 2018

TO: MADISON COUNTY BOARD OF SUPERVISORS  
FROM: KAY PACE, TAX 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, 2016 a 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

BOOK 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) 958-4557  
(16092)

Record and Return to: <sup>312-12<sup>02</sup></sup>  
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.

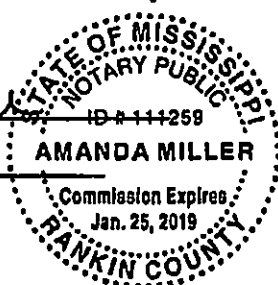
WITNESS MY/OUR SIGNATURE(S), on this the 22<sup>nd</sup> day of March, 2016.

*Sylvia Richard by Angela Richard Stamey*  
Sylvia Richard, by Angela Richard Stamey as Power  
of Attorney *Power of Attorney*

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 22<sup>nd</sup> day of March, 2016, having duly authority so to do..

*Amanda Miller*  
NOTARY PUBLIC:  
My Commission Expires: \_\_\_\_\_



STATE OF MISSISSIPPI

MISSISSIPPI STATE DEPARTMENT OF HEALTH BOOK 3319 PAGE 315  
VITAL RECORDS



11341263

FILING DATE AUG 18 2014 CERTIFICATE OF DEATH STATE FILE # 223-7014-061447  
NUMBER

Form containing personal and medical information for Robert Lee Richard, including birth date (11-7-1941), death date (August 4, 2014), cause of death (Cardio pulmonary arrest, respiratory failure), and funeral home details (Sebrell Funeral Home).

8/25/2014

Judy Moulder  
STATE REGISTRAR

WARNING: A REPRODUCTION OF THIS DOCUMENT RENDERS IT VOID AND INVALID. DO NOT ACCEPT UNLESS EMBOSSED SEAL OF THE MISSISSIPPI STATE BOARD OF HEALTH IS PRESENT. IT IS ILLEGAL TO ALTER OR COUNTERFEIT THIS DOCUMENT.

VERIFY PRESENCE OF WATERMARK. HOLD TO LIGHT TO VIEW

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER. THIS IS WATERMARKED PAPER. DO NOT ACCEPT WITHOUT FIRST HOLDING TO LIGHT TO VERIFY WATERMARK

**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:

**INITIAL**

- \_\_\_\_\_ (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.

\_\_\_\_\_ (M) 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

PTAX01 - B  
Tax Year 2017

County of Madison  
TAX RECEIPT INQUIRY  
1/31/2018

Copyright 1994  
F M Software

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 DELINQUENT TAX DUE - CHANCERY CLERK				*SEVERE*

Name	Total Valuation.	Value	Tax
RICHARD ROBERT L			
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. . . . .	.00
**2015 HS CHGBK:APPLICANT OR APPLI- CANT'S SPOUSE HAS FAILED TO COMPLY WITH THE INCOME TAX LAWS OF MS**	Amount Due. . . . .	*PRINTED*

INSTALLMENTS			
	Date	Interest	Batch
1	9/25/17	61.18	SAL
2			
3			
			Taxes
			873.98

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

*Deep  
Filed  
3-28-16  
Book 3319  
Pg 313*

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.

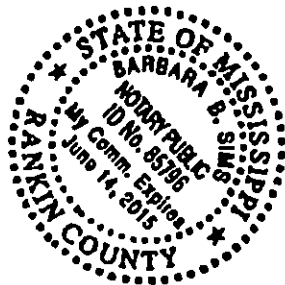
Sylvia A. Richard  
SYLVIA A. RICHARD

SWORN to and subscribed before me, this the 23 day of February, 2012.

Barbara B. Sam  
Notary Public

My commission expires:

\_\_\_\_\_





PTAX01 - B  
Tax Year 2017

County of Madison  
TAX RECEIPT INQUIRY  
1/31/2018

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F M Software

<u>Receipt</u>	<u>Parcel Number</u>	<u>Tax Distr Num</u>	<u>Ex Code</u>	<u>Mills</u>
R 038696	071A-12D-010/00.00	250		116.5300
PTAX01-24 PARCEL HAS UNREDEEMED TAX SALE - SEE CHANCERY CLERK				*SEVERE*
				DELINQUENT TAX DUE - CHANCERY CLERK

<u>Name</u>	<u>Description</u>	<u>Value</u>	<u>Tax</u>
RICHARD ROBERT L & SYLVIA S		17459	2,034.50
-----			
144 CASTLE CR		7500	873.98
MADISON	MS 39110		1,160.52
-----			

LOT 14 LAKE CASTLE	Total Tax . . . . .	1,160.52
	Total Paid (see below) . . . . .	1,183.73
	Interest Due . . . . .	.00
	Amount Due . . . . .	*PRINTED*

INSTALLMENTS

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

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

PTAX01 - B  
Tax Year 2016

County of Madison  
TAX RECEIPT INQUIRY  
1/31/2018

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<u>Receipt</u>	<u>Parcel Number</u>	<u>Tax Distr Num</u>	<u>Ex Code</u>	<u>Mills</u>
R 038073	071A-12D-010/00.00	250		116.5300
'PTAX01'-24 PARCEL HAS UNREDEEMED TAX SALE - SEE CHANCERY CLERK				*SEVERE*
DELINQUENT TAX DUE - CHANCERY CLERK				

<u>Name</u>	<u>Description</u>	<u>Value</u>	<u>Tax</u>
RICHARD ROBERT L & SYLVIA S		17459	2,034.50
-----			
144 CASTLE CR			873.98
MADISON	MS 39110		1,160.52
-----			

LOT 14 LAKE CASTLE	Total Tax . . . . .	1,160.52
	Total Paid (see below) . . . . .	1,160.52
	Interest Due . . . . .	.00
	Amount Due . . . . .	*PRINTED*

INSTALLMENTS				
	<u>Date</u>	<u>Interest</u>	<u>Batch</u>	<u>Taxes</u>
1	1/05/16		107	1,160.52
2				
3				

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