

PTAX0I - B
Tax Year 2018

County of Madison
TAX RECEIPT INQUIRY
1/30/2018

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F M Software

Receipt	Parcel Number	Tax Distr Num	Ex Code	Mills
R 016259	103E-21 -007/02.00	508		105.3800
PTAX0I-24 PARCEL HAS UNREDEEMED TAX SALE - SEE CHANCERY CLERK				*SEVERE*
				DELINQUENT TAX DUE - CHANCERY CLERK

Name	Value	Tax
GARNER WILLIAM JR	12671	1,335.27
Description	Total Valuation. . .	
-----	Exempt Credit. . .	
5880 RIDGEWOOD RD	All Exempt Credit.	
APT 5159	Net Ad Valorem Tax.	1,335.27
JACKSON		

MS 39206	Total Tax	1,335.27
-----	Total Paid (see below).00
2.28AC IN NW1/4 E/S HWY#51	Interest Due.00
	Amount Due.	1,335.27

INSTALLMENTS			
	<u>Date</u>	<u>Interest</u>	<u>Batch</u>
1			<u>Taxes</u>
2			
3			

Enter=Next | F1=Search | F3=End | F5=Print Instalmnt | F6=Print Final | F7=End

LRMINQ01 TAXINQ
Library MADISON COUNTY TAX 2018
TTLBL LLC
4747 EXECUTIVE DR STE 510

LANDROLL INQUIRY - BASIC DATA

LRWINQ01/M5

Parcel 103E-21 -007/02.00 PPIN 34429
Alt Parcel 1032
Exempt Code JD 0 Tax District 5 C
Subdivision ADDENDUM

SAN DIEGO CA 92121 Neighborhood Map
Sect/Twn/Rng 21 10N 03E Blk St Addr 118 TITHELO RD
Cls C-Acres C-Value U-Acres U-Value T-Acres Improved True Assessed
1 2.00 15000 2.00 69410 84410 12662
2 .28 60 .28 60 9
2.28 15060 2.28 69410 84470 12671
Homestead Type 1=065 2=DAV 3=DIS 4=Reg Reg 100 DAV
Mtg Group Eligible Cl1 N (Y/N)
New Value Added F-Fire O-Override Deed Bk 3548 Pg 253 Ext
Drainage Code Benefit Price Total Deed Date 11 28 2017 Type
28 VALLEY VIEW 12671.00 F Current 2012 Yr Added 11 12 2001
L 15060 CNV
B 69410 Chged 1 8 2018
Levee Benefits X = Use1 1110 Use2 SMEADOR
F3-NEXT PARCEL F5-LEGAL F6-ADDENDUM F7-DEEDS F8-FLAGS F9-OPTIONS F24-EXIT
F3 next record, Page-Up prev record, F13 Paperlink



MADISON COUNTY BOARD OF SUPERVISORS

125 West North Street • Post Office Box 608
Canton, Mississippi 39046
601-855-5500 • Facsimile 601-855-5759
www.madison-co.com

April 12, 2018

William Garner Jr.
5880 Ridgewood Road Apt. 5159
Jackson, MS 39206

Re: Tax Parcel No. 103E-21-0007/02.00

Dear Mr. Garner,

The property referenced above is zoned C-2 Highway Commercial District. The permitted uses listed in the Madison County Zoning Ordinance are commercial use. An inspection made on the property referenced above reveals an abandoned structure with damage and property in violation of section 406 of the Madison County Zoning Ordinance. You are hereby advised to rehabilitate the structure and clean the property of all junk and debris.

The Madison County Zoning Ordinance, in Section 406 – Miscellaneous General Regulations, Subsection 406.05 **Materials and Growth Constituting Public Health and/or Safety Hazards Prohibited**: No rubbish, salvage materials, junk or hazardous waste materials, including inoperable vehicles and parts and any combustible matter, shall be openly stored, allowed to accumulate or kept in the open, and no weeds or other growth shall be allowed to go uncut within any district when the same shall be determined by the appropriate County Official (the Zoning Administrator or other authorized County employee) or health official to constitute a menace to the public health and/or safety.

The Madison County Zoning Ordinance, in Article 26, **SECTION 2614 - ORDINANCE ENFORCEMENT**

In accordance with Section 17-1-27 of the Mississippi Code of 1972, As amended, —Any person— who shall knowingly and willfully violate the terms, conditions or provisions of (this Ordinance), for violation of which no other criminal penalty is prescribed, shall be guilty of a misdemeanor and upon conviction therefore shall be sentenced to pay a fine not to exceed one hundred dollars (\$100.00), and in case of continuing violations without reasonable effort on the part of the defendant to correct same, each day the violation continues thereafter shall be separate offense.!

Accordingly, you are hereby being placed on notice that a hearing will be held with the Madison County Board of Supervisors on April 16, 2018 at 5 P.M. in the Board Room of the Madison

County Chancery and Administrative Building for an adjudication regarding the cleanup of the subject property to bring it back into compliance with the zoning ordinances as referenced herein. Such adjudication would allow the Board of Supervisors to reenter the property for a period of one (1) year after the hearing without any further hearing for cleaning.

Additionally, should the Board of Supervisors adjudicate that the subject property in its condition is a menace to the public health and safety of the community and in need of clean up, you will be subject to the penalties and fees for the cost of the cleanup. Moreover, should the property continue to be in violation by the date of the hearing referenced herein, you will be fined \$100 dollars per day pursuant to law for each such day that the violation continues.

Sincerely,



Scott Weeks, Administrator
Planning and Zoning
scott.weeks@madison-co.com

Recording requested by: _____ Space above reserved for use by Recorder's Office
When recorded, mail to: _____ Document prepared by:
Name: William Garner Jr. Name William Garner Jr.
Address: 5880 Ridgewood Rd. Apt 5159 Address 5880 Ridgewood Rd. Apt 5159
City/State/Zip: Jackson, MS 39211 City/State/Zip Jackson, MS 39211
Property Tax Parcel/Account Number: _____

403
12.00

Quitclaim Deed

This Quitclaim Deed is made on September 7, 2012, between
Mary Garner, Grantor, of 118 Tithe Lo Rd.
Canton, City of Canton, State of MS,
and William Garner Jr., Grantee, of 5880 Ridgewood Rd. Apt 5159
Jackson, City of Jackson, State of MS.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 118 Tithe Lo Rd.
Canton, City of Canton, State of MS:

Mary Garner - 601-946-6630 Xzibla. A
William Garner Jr. 769-257-9877

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.
Taxes for the tax year of 2012 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: 9/7

Mary Gardner
Signature of Grantor

Mary Gardner
Name of Grantor

Felix Kiel
Signature of Witness #1

Felix Kiel
Printed Name of Witness #1

Kimberly White
Signature of Witness #2

Kimberly White
Printed Name of Witness #2

State of Mississippi County of Hinds

On September 7, 2012, the Grantor, Mary Gardner,
personally came before me and, being duly sworn, did state and prove that he/she is the person described
in the above document and that he/she signed the above document in my presence.

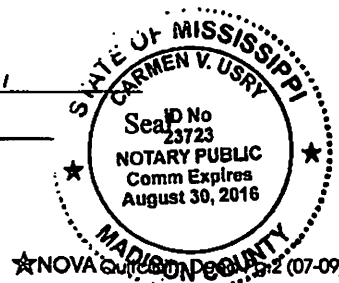
Carmen V. Usry
Notary Signature

Notary Public,

In and for the County of Madison State of Mississippi

My commission expires: 8-30-16

Send all tax statements to Grantee.



Xzibie H

BOOK 256 PAGE 139

24707

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, plus other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, Merl Squire and wife Aline Squires, do hereby sale, convey and warrant unto William Garner and wife Mary Garner, as joint tenants with the rights of survivorship and not as tenants in common the following described real property situated in Madison County, Mississippi, and more particularly described as follows, to-wit:

A parcel of land containing 2.28 acres more or less located in the NW 1/4 of Section 21, Township 10 North, Range 3 East, Madison County, Mississippi, and more particularly described as follows, to-wit:
Commencing at a concrete monument representing the NE corner of the property described in Deed Book 132 Page 827 of the records of the Chancery Clerk of said County, and run thence West 953.0 feet to a point; thence South 1812.8 feet to an iron bar at the intersection of the East R/W of U. S. Highway No. 51 and the centerline of Tithelo Road and Point of Beginning, thence run North 68 degrees 03 minutes East 440.0 feet along the centerline to Tithelo Road to an iron bar; thence North 00 degrees 13 minutes East 260.6 feet to an iron bar; thence South 84 degrees 17 minutes West 125.3 feet to an iron bar; thence South 69 degrees 16 minutes West 87.7 feet along a fence to a fence corner post; thence South 37 degrees 06 minutes West 280.7 feet to an iron bar on the East R/W of said highway; thence South 11 degrees 51 minutes West 161.1 feet along said R/W to the Point of Beginning.

This conveyance and warranty herein is made subject to the following exceptions, to-wit:

1. County of Madison and State of Mississippi ad valorem taxes for the year 1989 which will be paid 7/12 by the Grantors and 5/12 by the Grantee.
2. Zoning and subdivision regulation ordinance of Madison County, Mississippi.
3. The ownership of all oil, gas and other minerals lying in, on and under the above described property is not warranted herein, however, the Grantors convey their right, title and



Madison County Web Map

- Roads**
 - C1
 - Public
 - C2
- Zoning**
 - A1

Madison County GIS

1:9,028

0 0.05 0.1 0.2 mi

Madison County







