

April 17, 2019

To this may concern:

We Hildrich Gross & Dinette Gross land owners give Heineken Gross & Lashondria Ramsey permission to use land for home.

Thank you

Hildrich Gross

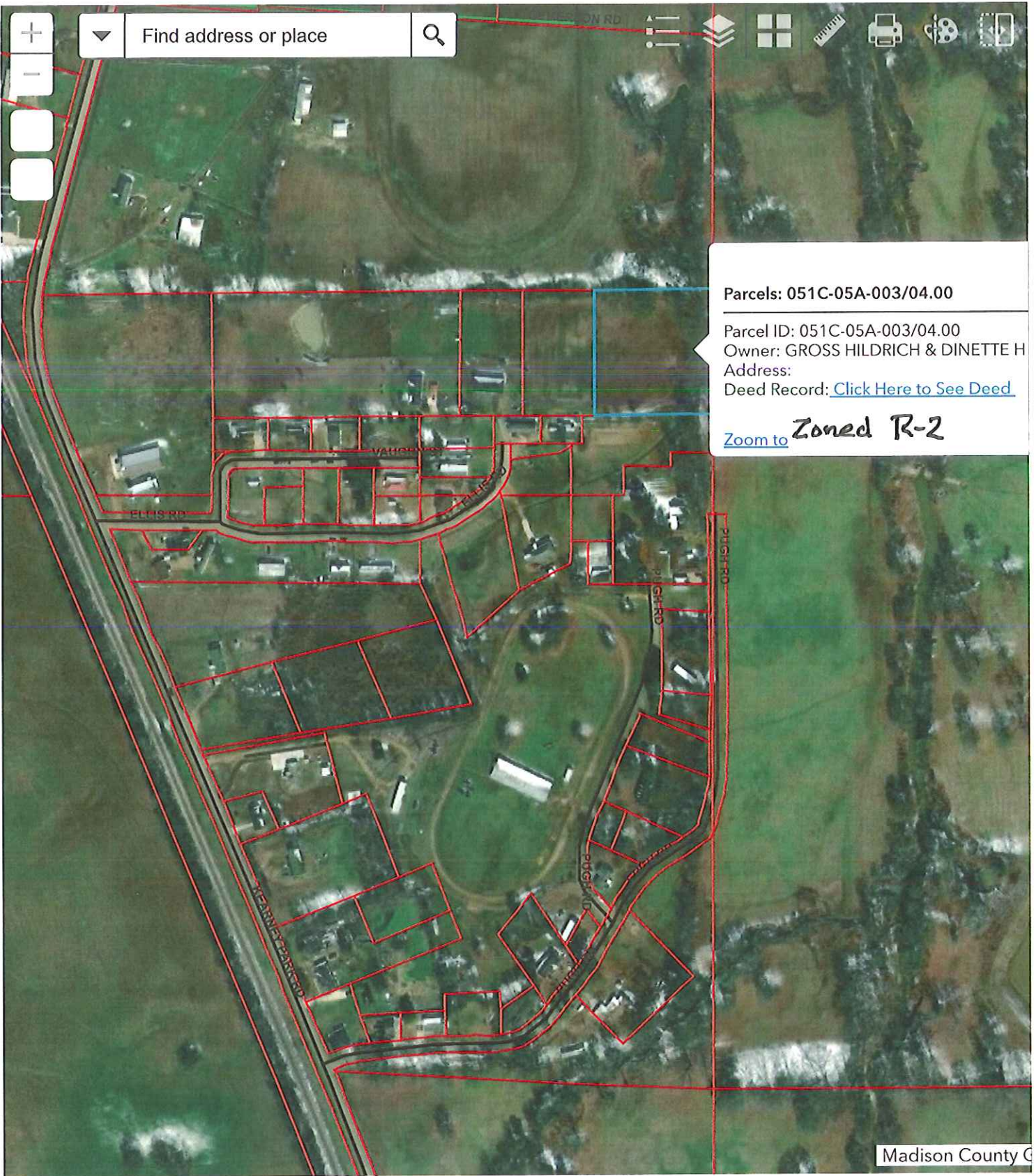
Hildrich Gross

Dinette Gross

Dinette Gross



Bailey Randall  
4/22/19



Parcels: 051C-05A-003/04.00

Parcel ID: 051C-05A-003/04.00  
 Owner: GROSS HILDRICH & DINETTE H  
 Address:  
 Deed Record: [Click Here to See Deed](#)

Zoom to **Zoned R-2**

Madison County C

300ft

-90.312 32.570 Degrees



## PRIVATE PROPERTY AGREEMENT AND WAIVER

Date: \_\_\_\_\_

Customer(s): LASHONDRIA RAMSEY & HEINEKEN GROSS

Landowner(s): HILDRICH & DINETTE GROSS

Property Address: *(Note: Address should not be the same as the property owner. If a new 911 has not been issued, please show address as TBD AND street name.)*

Street Address: \_\_\_\_\_

City: FLORA State: MS ZIP: 39071 County: MADISON

For and in consideration of Vanderbilt Mortgage and Finance, Inc. (hereafter referred to as "Lender") providing financing to the Customer(s) referenced above (hereafter referred to as "Borrower"), for the purchase or refinancing of a manufactured home located or to be located at the Property Address referenced above (hereafter referred to as the "Property"), which Property is owned by the Landowner(s) referenced above, who has consented to the placement of the manufactured home on the Property, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged by the Parties to this Agreement, the parties do hereby agree as follows:

1. The Borrowers monthly property rent payable to Landowner is: \$ 0.00 \_\_\_\_\_;
2. It is the express intent of Borrower, Lender and Landowner that the manufactured home is and shall remain personal property regardless of how the manufactured home is or may be sited or attached to the Property;
3. Landowner will use its best efforts to notify Lender in the event Borrower becomes 30 days past due on property rent or otherwise is in violation of the lease agreement between Borrower and Landowner which causes Landowner to file for eviction;
4. If the manufactured home is repossessed by Lender or abandoned by Borrower, Lender, its assignees or agents, may enter upon the Property and remove obstacles as necessary to secure and/or remove the manufactured home and related personal property.
5. In the event Landowner evicts Borrower or if Lender repossesses the home, Lender will not be obligated to Landowner for any past due property rent or any other charges owed by Borrower;
6. Lender will have up to 90 days, without being obligated to pay property rent to Landowner, to determine whether Lender will remove the manufactured home from the Property or resell it on the Property;
7. Landowner will not increase the property rent on the Property during the first 90 days after repossession of the manufactured home by Lender and any future increases in the amount of the property rent shall not exceed 2% per year;
8. Landowner, in consideration of Lender financing the purchase or refinancing of the manufactured home for Borrower, waives, and releases to Lender, its successors, assigns or affiliates, any and all claims, liens and/or demands of any kind or nature, which the Landowner currently has, or may have in the future, against the manufactured home or against Lender; and
9. This Agreement and Waiver shall continue in full force and effect as long as Borrower has any unpaid indebtedness or obligations owed to Lender in connection with the purchase or refinancing of the manufactured home.

Notice to Lender may be sent to:

Attn: Customer Service  
Vanderbilt Mortgage and Finance, Inc.  
PO Box 9800 Maryville, TN 37802 or  
by calling 1-800-970-7250

IN WITNESS WHEREOF the Landowner has signed this Agreement and Waiver the day and year written above.

Landowner Mailing address:

171 PUGH ROAD

FLORA, MS 39071

PHONE NUMBER: 601-540-8587

Landowner (If Individual(s))

*Hildrich Gross*  
(Signature) HilDRICH GROSS

*Dinette Gross*  
(Signature) Dinette GROSS

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Signature)

Landowner (If Entity)

\_\_\_\_\_  
(Name of Entity)

By: \_\_\_\_\_

Title: \_\_\_\_\_

*Note: If Entity, please provide business card/  
credentials of signor.*

BOOK 3465 PAGE 240 DOC 01 TY-1  
INST # 810225 MADISON COUNTY MS.  
This instrument was filed for  
record 4/07/17 at 1:20:49 PM  
RONNY LOTT, C.C. BY: ILB D.C.

Prepared by:  
Richard M. Lingle  
Attorney at Law  
P. O. Box 1928  
Jackson, MS 39215  
(601)366-0454

Return to:  
Richard M. Lingle  
Attorney at Law  
P. O. Box 1928  
Jackson, MS 39215  
(601)366-0454

Grantor:  
Eland Ellis  
123 Ellis Rd.  
Flora, MS 39071  
Phone: 601-879-8433

Grantee:  
Hildrich Gross and Dinette H. Gross  
*P.O. Box 539*  
*Flora MS 39071*  
Phone: *601-540-8587*

327-  
12<sup>00</sup>

INDEXING INSTRUCTIONS: SE 1/4 of SE 1/4 of NE 1/4 of Sec. 5, T8N, R1W, Madison County, MS.

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 which is hereby acknowledged, the undersigned, Eland Ellis, as "Grantor", does hereby sell, grant, convey, and warrant unto Hildrich Gross and Dinette H. Gross, as joint tenants with full rights of survivorship and not as tenants in common, as "Grantees", the following land and property situated in Madison County, Mississippi, to-wit:

See attached Exhibit "A" for legal description.

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date and the Grantee assumes and agrees to pay the same as they become due and payable. By agreement, the current year's taxes have been prorated based on the



prior year's assessment.

THIS CONVEYANCE is subject to any and all recorded building restrictions, and specifically set forth in this instrument, rights of way, easements or mineral reservations applicable to the above described property.

THIS PROPERTY does not constitute any portion of grantor's homestead.

WITNESS OUR SIGNATURES, this the 7<sup>th</sup> day of April, 2017.

Eland Ellis  
Eland Ellis

STATE OF MISSISSIPPI  
COUNTY OF HINDS

PERSONALLY came and appeared before me, the undersigned authority in and for the said county and state, on this 7<sup>th</sup> day of April, 2017, within my jurisdiction, the within named Eland Ellis, who acknowledged that he executed the above and foregoing instrument.

Pauline T Jester  
NOTARY PUBLIC

My Commission Expires:

\_\_\_\_\_

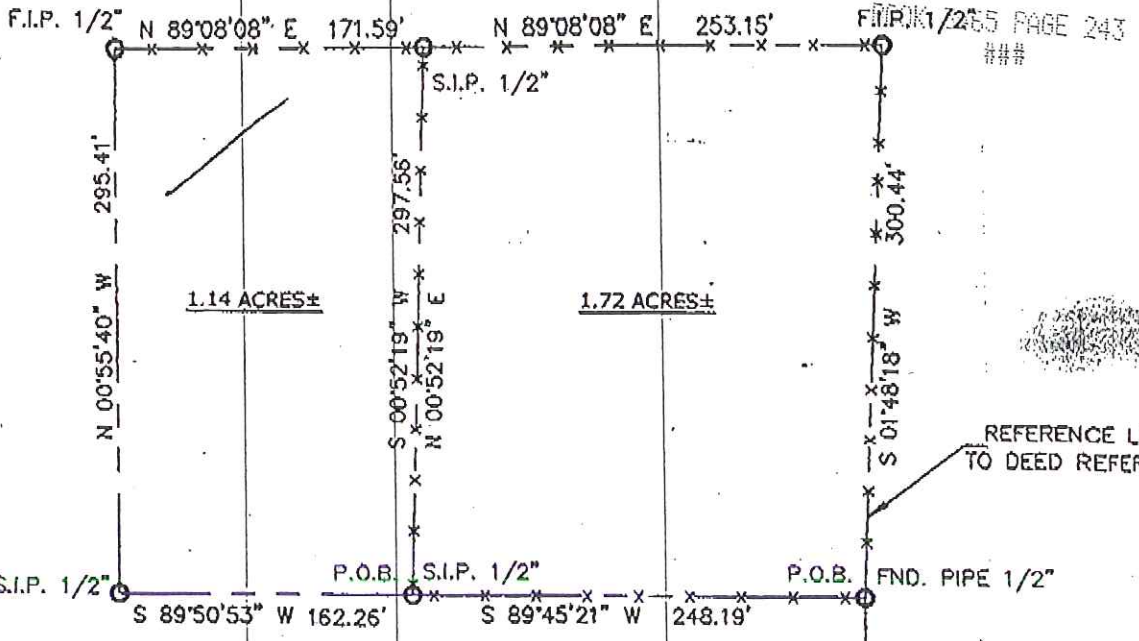
THIS INSTRUMENT PREPARED AT  
THE REQUEST OF THE PARTIES  
WITHOUT TITLE EXAMINATION



Description of 1.14 Acres  
Eland Ellis

A Parcel of land lying and being situated in the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 5, Township 8 North, Range 1 West Madison County, Mississippi and being more particularly described as follows:

Commence at a iron pipe marking the Southeast corner of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 5, Township 8 North, Range 1 West, Madison County, Mississippi; thence run North 00 degrees 35 minutes 16 seconds West for a distance of 1525.97 feet generally along a fence line to a found 1/2 " iron pipe; thence run As Per Survey South 89 degrees 45 minutes 21 seconds West along a fence line for a distance of 248.19 feet to a set 1/2" iron pin and the Point of Beginning; thence run As Per Survey South 89 degrees 50 minutes 53 seconds West for a distance of 162.26 feet to a set 1/2" iron pin; thence run As Per Survey North 00 degrees 55 minutes 40 seconds West for a distance of 295.41 feet to a found 1/2" iron pin; thence run As Per Survey North 89 degrees 08 minutes 08 seconds East (As Per Record "East" for a distance of 171.59 feet to a set 1/2" iron pin; thence run As Per Survey South 00 degrees 52 minutes 19 seconds West along a fence line for a distance of 297.56 feet to the POINT OF BEGINNING, containing 1.14 acres, more or less.



**LEGEND**  
 P.O.B. = POINT OF BEGINNING  
 R.O.W. = RIGHT OF WAY  
 S.I.P. = SET IRON PIN  
 F.I.P. = FOUND IRON PIN

**REFERENCE**  
 1. DEED BOOK 2779 PAGE 678  
 2. DEED BOOK 335 PAGE 40  
 3. DEED BOOK 2744 PAGE 899  
 4. TAX MAP #51C-5A  
 5. MADISON COUNTY LAND ROLL

COMMENCING POINT  
 SOUTHEAST CORNER OF THE  
 NORTHEAST 1/4 OF THE SOUTHEAST 1/4  
 SECTION 5, T-8-N, R-1-W  
 MADISON COUNTY, MISSISSIPPI

HILERICH  
 GROSS  
 601-362-  
 4200

NOTE: EASEMENTS SHOWN ARE FROM RECORDED DEEDS AND PLATS ONLY. THE SURVEYOR DOES NOT WARRANT THAT ANY OTHER EASEMENTS EXIST.

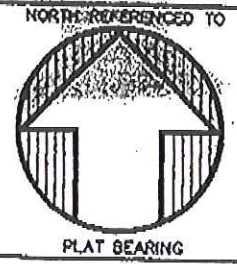
# BOUNDARY SURVEY

# GE

5005 MEADOW OAKS PARK DRIVE  
 JACKSON, MISSISSIPPI 39211

# GERMAN ENTERPRISES, LLC

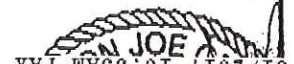
(601) 454-4296  
 FAX (601) 978-3455



BOUNDARY SURVEY  
 0 ELLIS ROAD  
 FLORA, MISSISSIPPI  
 MADISON COUNTY, MISSISSIPPI  
 SECTION 5, T-8-N, R-1-W  
 DEED BOOK 2779 PAGE 678

I HEREBY CERTIFY THAT I, OR SOMEONE UNDER MY DIRECT SUPERVISION, SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY WAS MADE BY USING PHYSICAL FEATURES FOUND ON THE GROUND AND

BOUNDARY SURVEY





BOOK 3356 PAGE 480 DOC 01 TY W  
INST # 786796 MADISON COUNTY MS.  
This instrument was filed for  
record 6/27/16 at 9:27:17 AM  
RONNY LOTT, C.C. BY: ILB D.C.

~~BOOK 3341 PAGE 124 DOC 01 TY W  
INST # 784183 MADISON COUNTY MS.  
This instrument was filed for  
record 5/20/16 at 10:03:35 AM  
RONNY LOTT, C.C. BY: RBK D.C.~~

BOOK 3349 PAGE 642 DOC 01 TY W  
INST # 785666 MADISON COUNTY MS.  
This instrument was filed for  
record 6/09/16 at 10:06:34 AM  
RONNY LOTT, C.C. BY: KAA D.C.

Prepared by:  
Richard M. Lingle  
Attorney at Law  
P. O. Box 1928  
Jackson, MS 39215  
(601)366-0454

Return to:  
Richard M. Lingle  
Attorney at Law  
P. O. Box 1928  
Jackson, MS 39215  
(601)366-0454

Grantor:  
Eland Ellis  
123 Ellis Rd.  
Flora, MS 39071  
Phone: 601-879-8433

Grantee:  
Hildrich Gross and Dinette H. Gross  
P.O. Box 539  
Flora MS 39071  
Phone: 601-540-8673

INDEXING INSTRUCTIONS: SE 1/4 of SE 1/4 of NE 1/4 of Sec. 5, T8N, <sup>RIW</sup> R5W, <sub>RY</sub> Madison  
County, MS.

**CORRECTED**  
**WARRANTY DEED**

Re-filed to correct legal description.

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 which is hereby acknowledged, the  
undersigned, Eland Ellis, as "Grantor", does hereby sell, grant,  
convey, and warrant unto Hildrich Gross and Dinette H. Gross, as  
joint tenants with full rights of survivorship and not as tenants  
in common, as "Grantees", the following land and property situated  
in Madison County, Mississippi, to-wit:

See attached Exhibit "A" for legal description.

IT IS AGREED AND UNDERSTOOD that the taxes for the current  
year have been prorated as of this date and the Grantee assumes and  
agrees to pay the same as they become due and payable. By  
agreement, the current year's taxes have been prorated based on the

prior year's assessment.

THIS CONVEYANCE is subject to any and all recorded building restrictions, and specifically set forth in this instrument, rights of way, easements or mineral reservations applicable to the above described property.

THIS PROPERTY does not constitute any portion of grantor's homestead.

WITNESS OUR SIGNATURES, this the 19<sup>th</sup> day of May, 2016.

*Eland Ellis*

\_\_\_\_\_  
Eland Ellis

STATE OF MISSISSIPPI  
COUNTY OF HINDS

PERSONALLY came and appeared before me, the undersigned authority in and for the said county and state, on this 19<sup>th</sup> day of May, 2016, within my jurisdiction, the within named Eland Ellis, who acknowledged that he executed the above and foregoing instrument.

*Pauline T. Jester*  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

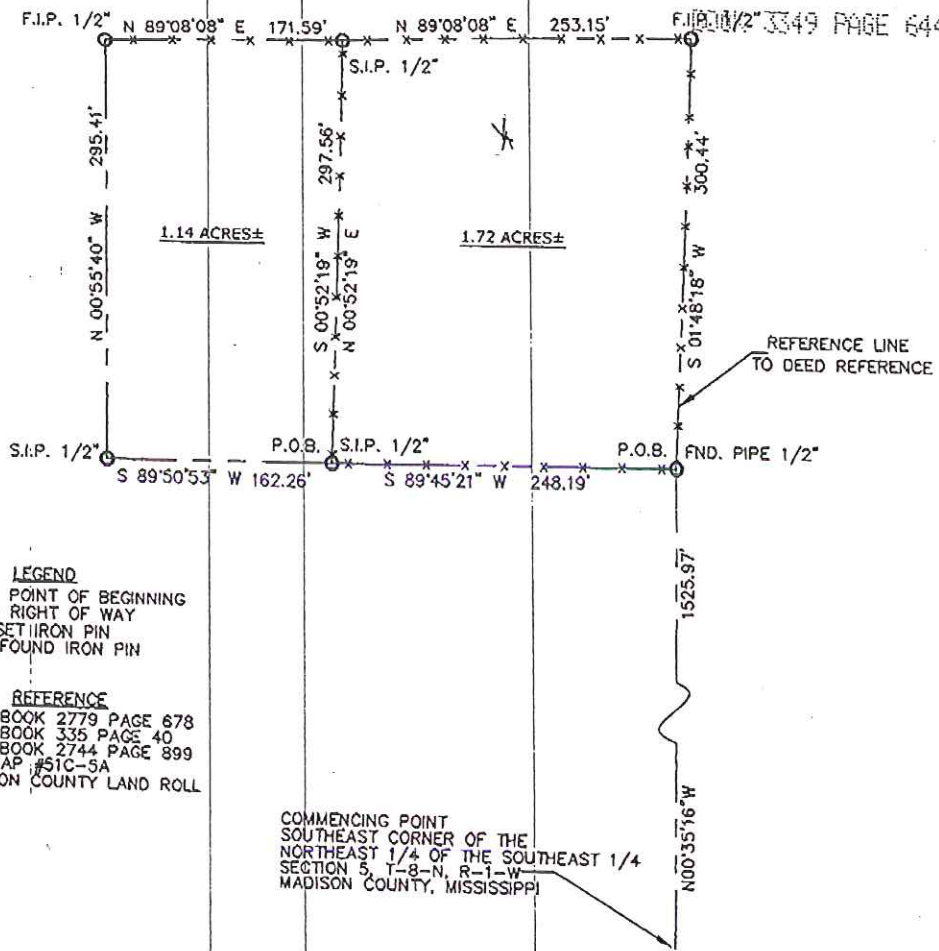
\_\_\_\_\_



Book 3341  
Page 1251

BOOK 3356 PAGE 482

BOOK 3349 PAGE 644



- LEGEND**
- P.O.B. = POINT OF BEGINNING
  - R.O.W. = RIGHT OF WAY
  - S.I.P. = SET IRON PIN
  - F.I.P. = FOUND IRON PIN
- REFERENCE**
1. DEED BOOK 2779 PAGE 678
  2. DEED BOOK 335 PAGE 40
  3. DEED BOOK 2744 PAGE 899
  4. TAX MAP #51C-5A
  5. MADISON COUNTY LAND ROLL

COMMENCING POINT  
SOUTHEAST CORNER OF THE  
NORTHEAST 1/4 OF THE SOUTHEAST 1/4  
SECTION 5, T-8-N, R-1-W  
MADISON COUNTY, MISSISSIPPI

NOTE: EASEMENTS SHOWN ARE FROM RECORDED DEEDS AND PLATS ONLY. THE SURVEYOR DOES NOT WARRANT THAT ANY OTHER EASEMENTS EXIST.

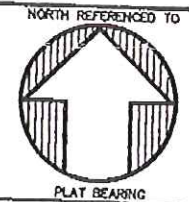
# BOUNDARY SURVEY

**GE**

5005 MEADOW OAKS PARK DRIVE  
JACKSON, MISSISSIPPI 39211

**GERMAN ENTERPRISES, LLC**

(601) 454-4296  
FAX (601) 978-3455



BOUNDARY SURVEY  
O ELLIS ROAD  
FLORA, MISSISSIPPI  
MADISON COUNTY, MISSISSIPPI  
SECTION 5, T-8-N, R-1-W  
DEED BOOK 2779 PAGE 678  
CLASS: D SURVEY  
SCALE: 1" = 100'  
AREA: 74,857±SQ.FT.  
DATE: MAY 13, 2016  
FILE: EE2016

I HEREBY CERTIFY THAT I, OR SOMEONE UNDER MY DIRECT SUPERVISION, SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY WAS MADE BY USING PHYSICAL FEATURES FOUND ON THE GROUND AND FROM AVAILABLE RECORDED INFORMATION AND THIS SURVEY ALSO MEETS THE MINIMUM STANDARDS SET FORTH BY THE STATE OF MISSISSIPPI.

## BOUNDARY SURVEY



VERNON J. GERMAN  
MISSISSIPPI P.S. NO. 2844

THIS SURVEY IS SUBJECT TO ALL CODES, REGULATIONS AND RESTRICTIONS, SUBDIVISION COVENANTS, EASEMENTS AND RIGHTS OF WAY OF RECORD.



Description of 1.72 Acres  
Eland Ellis

A Parcel of land lying and being situated in the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 5, Township 8 North, Range 1 West Madison County, Mississippi and being more particularly described as follows:

Commence at a iron pipe marking the Southeast corner of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 5, Township 8 North, Range 1 West, Madison County, Mississippi; thence run North 00 degrees 35 minutes 16 seconds West for a distance of 1525.97 feet generally along a fence line to a found  $\frac{1}{2}$ " iron pipe and the Point of Beginning; thence run As Per Survey South 89 degrees 45 minutes 21 seconds West along a fence line for a distance of 248.19 feet to a set  $\frac{1}{2}$ " iron pin; thence run As Per Survey North 00 degrees 52 minutes 19 seconds East along a fence line for a distance of 297.56 feet to a set  $\frac{1}{2}$ " iron pin; thence run As Per Survey North 89 degrees 08 minutes 08 seconds East (As Per Record "East") along a fence line for a distance of 253.15 feet to a found  $\frac{1}{2}$ " iron pin; thence run As Per Survey South 01 degrees 48 minutes 18 seconds West (As Per Record "South") for a distance of As Per Survey 300.44 feet (As Per Record "241.56 feet") to the POINT OF BEGINNING, containing 1.72 acres, more or less.

051C-05A-001/05.01  
HOLMES WILMON  
22.15

051C-05A-003/03.00  
ROSS MARGARET  
1

051C-05A-003/01.00  
GROSS HILDRICH & DINETTE H  
0

051C-05A-009/00.00  
ROSS WALTER E & LIZA MAE  
0

051C-05A-008/02.00  
BRENETT MOUNGER  
0

051C-05A-008/01.00  
MOUNGER BRENETTE  
0

05A-004/02.00  
BA & JOHN DILLARD  
0

051C-05A-007/00.00  
THOMPSON L C & LIZA MAE  
0

051C-05D-007/00.00  
THOMPSON L C & LIZA MAE  
0

05A-002/02.00  
A & JOHN DILLARD  
0

051C-05A-010/00.00  
HUDSON SHELLIE \*ESTATE\*  
0

051C-05A-011/00.00  
KING DESMA & PARRIS  
0.2

051C-05A-011/01.00  
ALEXANDER JAMES  
0.6

051C-05D-028/01.00  
GROSS HILDRICH & DINETTE H  
0.24

051C-05D-028/00.00  
GROSS HILDRICH & DINETTE  
1

051C-05D-028/00.00  
KING DESMA & PARRIS  
0.8

051C-05D-029/02.00  
ROSS SHARON L  
1

051C-05D-027/00.00  
ROSS NATALIE R  
0

051C-05D-029/01.01  
MEDLOCK ROSIE & DASHIE KING  
14.71

051C-05D-029/00.00  
ELLIS BRUCE ELLIOTT  
0

051C-05D-024/00.00  
ELLIS RICHARD L-LIFE ESTATE  
0

1C-05D-005/01.00  
MC PHERSON WALTER MAE P

051B-04-004/01.00  
HARRIS-KEARNEY ESTATES LLC  
190

