

BOOK 3713 PAGE 596 DOC 05 TY T
INST # 062844 MADISON COUNTY MS.
This instrument was filed for
record 4/25/19 at 4:46:11 PM
RONNY LOTT, C.C. BY: KAA D.C.

ROW 695 (Revised 7/2009)

Grantee, prepared by and return to:

Madison County Board of Supervisors

P.O. Box 608

Canton, MS 39046

Phone: (601) 750-2590

Grantor Address:

State Bank and Trust Company

320 Hwy. 51 N.

P.O. Box 216

Ridgeland, MS 39158

Phone: (601) 853-1856

#608

PARTIAL RELEASE OF MORTGAGE

INDEXING INSTRUCTIONS: NE/4 of the NE/4 of Section 29, Township 8
North, Range 2 East, Madison County, Mississippi

Initial _____, _____, *bs*

M&G HOLDINGS, LLC
2017-76-RD
012-00-00-R

FOR VALUE RECEIVED, the undersigned hereby releases from the lien of certain deeds of trust dated January 31, 2017, executed by **M&G Holdings, LLC**, in favor of **State Bank & Trust Company**, which said instruments are of record in the office of the Clerk of the **Chancery Court of Madison County, Mississippi**, in **Book No. 3442 at Pages 546-558, Instrument No. 805793 and in Book 3442 at Pages 614-626, Instrument No. 805799** of the Records of Mortgages and Deeds of Trust on Land, the following described lands on Project No. 2017-76-RD:


The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83, grid values, U. S. Survey feet, using a scale factor of 0.99995540 and a grid to geodetic azimuth angle of (+) 00 degrees 07 minutes 11 seconds developed at the below described commencing point used for Project Number 2017-76-RD. It is the intent of this description to convey that portion of the grantors property that lies with the proposed right-of-way as defined by said project:

Commence at a Found #4 rebar with a cap located at the Northeast Corner of the Gluckstadt Office Park, Subdivision recorded in Plat Cabinet E, Slide 103A. records of the Office of Chancery Clerk, Madison County, Mississippi having a coordinate value of N 1097391.49, E 2365251.75, on the above referenced coordinate system, thence run North 89 degrees 47 minutes 51 seconds East for a distance of 429.93 feet to a #5 rebar with cap located on the existing south right-of-way line and at the northwest corner of the grantors property as described in Book 3442, Page 543, records of the Office of Chancery Clerk, Madison County, Mississippi, being 34.44 feet right of and perpendicular to proposed Gluckstadt Road project centerline alignment at station 96+48.03, having a N 1097393.01, E 2365681.63 on the above referenced coordinate system, and being referred to hereinafter as the **Point of Beginning**;

From the **Point of Beginning** thence along the existing south right-of-way line run, North 89 degrees 53 minutes 24 seconds East for a distance of 17.35 feet to a #5 rebar with a cap located on said existing south right-of-way line at the northeast corner of said grantors property;

thence along the east line of said grantors property run, South 00 degrees 11 minutes 23 seconds West for a distance of 15.57 feet to a #5 rebar with a cap located at the intersection of said east line and the proposed south right-of-way line of Gluckstadt Road;

thence along said proposed south right-of-way line run, South 89 degrees 55 minutes 07 seconds West for a distance of 17.36 feet to a #5 rebar with a cap located at the intersection of said proposed south right-of-way line and the west line of the grantors property as

Initial _____, _____, 

M&G HOLDINGS, LLC
2017-76-RD
012-00-00-R

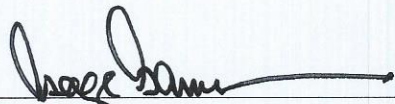
described in said Book 3442, Page 543;

thence along said west line run, North 00 degrees 13 minutes 35 seconds East for a distance of 15.56 feet back to the **Point of Beginning**, containing 270 square feet, more or less, and being situated in the Northeast Quarter of the Northeast Quarter of Section 29 Township 8 North, Range 2 East, Madison County, Mississippi.

The purpose of this instrument being to empower the owner of the legal title to said property to sell, convey and warrant to the Madison County Board of Supervisors, a municipal corporation, fee simple title for right of way purposes.


Witness the signature of the mortgagee this the 23rd day of April A.D. 2019

State Bank & Trust Company

By: 

Print Name: George Gammon

Title: Regional Executive

Initial _____, _____, 

M&G HOLDINGS, LLC
2017-76-RD
012-00-00-R

STATE OF MISSISSIPPI

COUNTY OF Hinds

Personally appeared before me, the undersigned authority in and for the said county and state, on this 23rd day of April, 2019, within my jurisdiction, the within named George Gammon, who acknowledged that he/she is EVP / Regional Executive of State Bank & Trust Company, and that for and on behalf of the said bank, and as its act and deed, (he)(she) executed the above and foregoing instrument, after first have been duly authorized by said bank so to do.

Frances L. Lewis (NOTARY PUBLIC)



(SEAL)

Initial _____, _____, GL

M&G HOLDINGS, LLC
2017-76-RD
012-00-00-R