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ROW 005 A (Revised 3/2011)

**Grantee, prepared by and return to:**

Madison County Board of Supervisors

P. O. Box 608

Canton, Mississippi 39046

**Phone:** (601) 750-2590

**Grantor Address:**

M&G Holdings, LLC

1085 Gluckstadt Road, Suite 400

Madison, MS 39110

**Phone:** (601) 443-1049

**WARRANTY DEED**

INDEXING INSTRUCTIONS:

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

Initial



M&G Holdings, LLC  
2017-76-RD  
012-00-00-W  
CDP 2/15/19

THE STATE OF MISSISSIPPI

County of Madison

For and in consideration of Ten and NO/100 Dollars (\$10.00) the receipt and sufficiency of which is hereby acknowledged, we, the undersigned, hereby grant, bargain, sell, convey and warrant unto the Madison County Board of Supervisors the following described land:

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

Initial  \_\_\_\_\_

M&G Holdings, LLC  
2017-76-RD  
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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 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 grantor herein further warrants that the above described property is no part of his/her homestead.

This conveyance includes all improvements located on the above described land and partially on Grantor's remaining land, if any. The Grantee herein, it Agents, and/or Assigns are hereby granted the right of Ingress and Egress on Grantor's remaining land for removing or demolishing said improvements. The consideration herein named is in full payment of all said improvements.

It is understood and agreed that the consideration herein named is in full, complete and final payment and settlement of any claims or demands for damage accrued, accruing, or to accrue to the grantors herein, their heirs, assigns, or legal representatives, for or on account of the construction of the proposed highway, change of grade, water damage, and/or any other damage, right or claim whatsoever.

It is further understood and agreed that this instrument constitutes the entire agreement between the grantor and the grantee, there being no oral agreements or

Initial  \_\_\_\_\_

M&G Holdings, LLC  
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representations of any kind.

Witness our signatures, this the 18<sup>th</sup> day of April A.D. 2019.

Signature: \_\_\_\_\_

M&G Holdings, LLC  
By: Christopher Bradley Moncrief

Signature: \_\_\_\_\_

M&G Holdings, LLC  
By: Matthew Gillory

**STATE OF MISSISSIPPI**

**COUNTY OF MADISON**

Personally appeared before me, the undersigned authority in and for said county and state, on this, 18<sup>th</sup> day of April, 2019, within my jurisdiction, the within-named **Christopher Bradley Moncrief and Matthew Guillory**, who acknowledged that they are **Members of M&G Holdings, LLC**, a Mississippi limited liability company, and that in said capacity, and that for and on behalf of said limited liability company, and as its act and deed, they executed the above and foregoing instrument, after first having been duly authorized so to do.

Richardson

(NOTARY PUBLIC)

(SEAL)

My commission expires: 02-01-2023

Initial CB, MG



M&G Holdings, LLC  
2017-76-RD  
012-00-00-W  
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Project No: 14280.000  
Parcel No: 012-00-00-W  
County: Madison


### RESOLUTION AND ORDER

Whereas, at a special meeting of the members of this limited liability company duly held on the 18<sup>th</sup> day of April, 2019, the Members duly passed a resolution authorizing the sale, conveyance and transfer of certain property to the Madison County Board of Supervisors.

Be it resolved that Christopher Bradley Moncrief and Matthew Guillory are hereby authorized, empowered and directed to execute and deliver unto the Madison County Board of Supervisors a Warranty Deed for 270 square feet of land in the amount of \$4,320.00.

That the principal terms of the transaction and the nature and amount of the consideration, and the resolution of the Members hereinabove set forth, be and the same hereby are approved by the Members of this Limited Liability Company as set forth by its Operating Agreement.

M&G Holdings, LLC  
A Mississippi Limited Liability Company  
1085 Gluckstadt Road, Suite 400  
Madison, MS 39110  
(601) 443-1049

  
\_\_\_\_\_  
Signature  
Bradley Moncrief and Matthew Guillory  
\_\_\_\_\_  
Print Name and Title

ATTEST: Richardson  
\_\_\_\_\_  
Signature

By: Teresa Richardson  
\_\_\_\_\_  
Print Name