

ROW 005 A (Revised 3/2011)

Grantee, prepared by and return to:

Madison County Board of Supervisors

P.O. Box 608

Canton, MS 39046

Phone: (601) 750-2590

Grantor Address:

Red Oak Plantation Owners Assn., Inc.

P.O. Box 320248

Flowood, MS 39232

Phone: (601) 292-6216

WARRANTY DEED

INDEXING INSTRUCTIONS:

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

Initial MS, UP, _____

RED OAK PLANTATION OWNERS ASSOCIATION, LLC

2017-76-RD

002-00-00-W

CDP 12/18/18

THE STATE OF MISSISSIPPI

County of Madison

For and in consideration of Three Thousand Two Hundred Seventy Five and NO/100 Dollars (\$3,275.00) the receipt and sufficiency of which is hereby acknowledged, I, 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:

Parcel 1

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, run thence south 89 degrees 16 minutes 51 seconds west for a distance of 2208.96 feet to a point located at the intersection of the existing south right-of-way line and the proposed right-of-way line of Gluckstadt Road, being located 55.00 feet right of and perpendicular to proposed Gluckstadt Road project centerline alignment at station 70+09.09, having a coordinate value of N 1097363.76, E 2363042.97 on the above referenced coordinate system, and also being referred to hereinafter as the **Point of Beginning**;

From the **Point of Beginning** thence along said proposed south right-of-way line run, North 83 degrees 51 minutes 38 seconds West for a distance of 129.89 feet to a #5 rebar with a cap located on said existing south right-of-way line;

thence along said existing south right-of-way line run, North 89 degrees 43 minutes 36 seconds East for a distance of 128.99 feet to a #5 rebar with a cap located on said existing south right-of-way line;

thence continue along said existing south right-of-way line run, South 00 degrees 37 minutes

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00 seconds East for a distance of 14.51 feet to the **Point of Beginning**, containing 0.02 acres (936 square feet), more or less, and being situated in the Northeast Quarter of the Northwest Quarter of Section 29, Township 8 North, Range 2 East, Madison County, Mississippi.

Parcel 2

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, run thence south 89 degrees 38 minutes 51 seconds west for a distance of 1698.01 feet to a #5 rebar with cap located at the intersection of the existing south right-of-way line and the proposed south right-of-way line of Gluckstadt Road; being located 35.76 feet right of and perpendicular to proposed Gluckstadt Road project centerline alignment at station 75+20.00, having a coordinate value of N 1097381.05, E 2363553.78 on the above reference coordinate system; and also being referred to hereinafter as the **Point of Beginning**;

from the **Point of Beginning** thence along the proposed south right-of-way line run, South 78 degrees 45 minutes 58 seconds West for a distance of 113.63 feet to a #5 rebar with a cap located at the intersection of said proposed south right-of-way line and said existing south right-of-way line;

thence along said existing south right-of-way line run, North 00 degrees 37 minutes 00 seconds West for a distance of 21.57 feet to a #5 rebar with a cap on said existing south right-of-way line;

thence continue along said existing south right-of-way line run, North 89 degrees 42 minutes 24 seconds East for a distance of 111.69 feet back to the **Point of Beginning**, containing 0.03 acres (1204 square feet), more or less, and being situated in the Northeast Quarter of the Northwest 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

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or demolishing said improvements. The consideration herein named is in full payment of all said improvements.

It is further 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 representations of any kind.

Witness my signature this the 16 day of APRIL A.D. 2019.

Signature: Michael Sims
Red Oak Plantation Owners Association, Inc.

By: Micahel Sims, President

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STATE OF MISSISSIPPI

COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for said county and state, on this, 16th day of April, 2019, within my jurisdiction, the within-named **Michael Sims**, who acknowledged that he is **President of Red Oak Plantation Owners Association, Inc.**, a Mississippi corporation, and that in said capacity, and that for and on behalf of said corporation, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized so to do.

Rebecca L. Mikell (NOTARY PUBLIC)

(SEAL)

My commission expires REBECCA L. MIKELL



Initial MS, RM,

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