

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:**

Tucker Marketing, LLC

102 Kristen Hill Ct.

Madison, MS 39110

**Phone:** (601) 506-0515

**WARRANTY DEED**

**INDEXING INSTRUCTIONS:**

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

Initial MD, RF

TUCKER MARKETING, LLC  
2017-76-RD  
003-01-00-W  
CDP 02/20/19

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**THE STATE OF MISSISSIPPI**

**County of Madison**

For and in consideration of One Hundred Eighty-Eight Thousand Six Hundred Eighty and NO/100 Dollars (\$188,680) 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:

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 South 89 degrees 37 minutes 50 seconds west for a distance of 342.91 to a #5 rebar with cap located at the northeast corner of the grantors property and being located on the existing south right-of-way line of Gluckstadt Road, being located 34.94 right of and perpendicular to proposed Gluckstadt Road project centerline alignment at station 88+75.09, having a coordinate value of N 1097389.28, E 2364908.85 on the above referenced coordinate system, and being referred to hereinafter as the **Point of Beginning**;

from the **Point of Beginning** thence along the grantors east property line run, South 00 degrees 06 minutes 25 seconds East for a distance of 15.06 feet to a #5 rebar with a cap located at the intersection of said grantors 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 41 minutes 10 seconds West for a distance of 655.04 feet to a #5 rebar with a cap located on said proposed south right-of-way line;

Initial     *JD, RF*    

TUCKER MARKETING, LLC  
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thence continue along said proposed south right-of-way line run, North 86 degrees 37 minutes 09 seconds West for a distance of 80.97 feet to a #5 rebar located at the intersection of said proposed south right-of-way line and the grantors west property line;

thence along said grantors west property line run, North 00 degrees 48 minutes 45 seconds West for a distance of 9.12 feet to a #5 rebar with cap located at the intersection of said grantors west property line and the existing south right-of-way line of Gluckstadt Road;

thence along said existing south right-of-way line run, North 89 degrees 37 minutes 50 seconds East for a distance of 736.02 feet back to the **Point of Beginning**, containing 0.24 acres (10607 square feet), more or less, and located in the Northwest 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, its 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 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.

Initial ATD, RF,

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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 23<sup>rd</sup> day of May A.D. 2019.

Signature: Richard A. Tucker  
Tucker Marketing, LLC  
By: Richard A. Tucker, Member

**STATE OF MISSISSIPPI**

**COUNTY OF MADISON**

Personally appeared before me, the undersigned authority in and for said county and state, on this, 23<sup>rd</sup> day of May, 2019, within my jurisdiction, the within-named **Richard A. Tucker**, who acknowledged that he is **Member of Tucker Marketing, 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, he executed the above and foregoing instrument, after first having been duly authorized so to do.

Mark Dye (NOTARY PUBLIC)

(SEAL)

My commission expires: \_\_\_\_\_



Initial RT, RF, \_\_\_\_\_

TUCKER MARKETING, LLC  
2017-76-RD  
003-01-00-W  
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Project No: 14280.000  
Parcel No: 003-01-00-W/T  
County: Madison

### RESOLUTION AND ORDER

Whereas, at a special meeting of the members of this limited liability company duly held on the 23<sup>rd</sup> day of May, 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 Richard A. Tucker is hereby authorized, empowered and directed to execute and deliver unto the Madison County Board of Supervisors a Warranty Deed for 10,607 square feet of land in the amount of \$188,680.00, and a Temporary Easement for 4,200 square feet of land in the amount of \$9,610.00.

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.

Tucker Marketing, LLC  
A Mississippi Limited Liability Company  
102 Kristen Hill Ct.  
Madison, MS 39110  
(601) 506-0515

Richard A. Tucker  
Signature

Richard A. Tucker, Member  
Print Name and Title

ATTEST: Mark Dye  
Signature

By: MARK DYE  
Print Name