

September 3, 2019

Brad Engles, P.E.
Senior Associate
Stantec
200 North Congress Street, Suite 600
Jackson, MS 39202-1917

RE: Reunion Parkway Road, Phase 3
FA Project: STP-6988-00(003)
MBOS Project: LPA 106992/701000 County: Madison
Work Assignment: 201902661 Parcel: 008-00-01-W
Jeff Johnson, Request For Acquisition Payment

Dear Mr. Engles,

The property owner has accepted the Fair Market Value Offer in the amount of \$1,400.00 and has executed the conveyance instruments. At your earliest convenience, please submit for the BOS approval and payment processing. Please provide this original file and payment to the closing attorney.

Inquiries may be directed to:

Jeff Johnson
147 Links Drive, Apt. No. 47-A
Canton, MS 39046
(601) 896-1259
jjohnson131529@aol.com

I am submitting the entire original parcel file along with the executed conveyance instruments for payment processing and for the permanent records of the Madison County Board of Supervisors. If there are any questions or if other information is needed, please advise.

Sincerely,



Mark Dye
Acquisition Agent

PROPERTY CLOSING CHECKLIST

Project # LPA 106992/701000 File # 008-00-01-W
Name Jeff Johnson
Date September 3, 2019 County Madison

Place a (v) check mark in the blank if the item checks out okay.

Place an (x) in the blank if there are any problems, and identify it in the remarks area. (If not applicable, show NA)

- ✓ 1. Check the payee name and address on the deed against the invoice. use name not initials.
- ✓ 2. Check the T.I.N. (tax id number) against tax form sheet (W-9) and invoices.
- ✓ 3. Check the FMVO against the deed, invoice, and appraisal. Be sure the invoice is broken down by Land, Improvements, and Damages.
- ✓ 4. Deed acreage should agree with, invoice, FMVO, and map.
- N/A 5. Look for any special clauses that have been added to the deed. Make a note of which page they are on and that it has been initialed by the property owner and Acquisition Agent.
- N/A 6. If any improvement is partially in the take area and on the remainder, the ingress/egress clause must be inserted in deed and initialed by Property Owner and Acquisition Agent.
- ✓ 7. Check Notary - (dates, notary Expiration dates, spelling of words, see if blanks above signature are filled in correctly. Notary acknowledgments should be checked for accuracy, i.e.: initials, dates, spelling, etc.)
- ✓ 8. All pages of deed should be initialed by property owner and Acquisition Agent.
- N/A 9. Check the code numbers at the bottom of the invoice.
LAND-3120 , unless X Deed- use 3160 Improvements - 3150 Damages - 3180
****USER CODE 1 code for X Deeds is 1
- ✓ 10. Check the Contaminated Active Sites Report in the Parcel Tracking System. If the property has not been cleared for acquisition, contact the Property Management Section before acquiring and get the status of the Parcel.
- ✓ 11. Are all mortgages, liens, and judgments taxes listed on the invoice?
Yes ___ No ___
- ✓ 12. Attach contact record, closing statement and copy of row map showing acquisition area
- N/A 13. Are all Q-deed and partial releases executed? Do not send warranty deed without them.
- N/A 14. Check for proper documentation of Seals, Heirship forms, Life Estates, etc.
- N/A 15. Administrative Adjustment amount, date and justification for adjustment.

REMARKS:

Parcel divided into 3 owners. Vesting deed for this parcel attached. Unable to verify online if property taxes are paid during tax sale period

Date: 9/3/19 Agent: 

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.	<p>1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Jeff Johnson</p>	
	<p>2 Business name/disregarded entity name, if different from above</p>	
	<p>3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.</p> <p><input checked="" type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate</p> <p><input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____</p> <p>Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.</p> <p><input type="checkbox"/> Other (see instructions) ▶ _____</p>	<p>4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from FATCA reporting code (if any) _____</p> <p><small>(Applies to accounts maintained outside the U.S.)</small></p>
	<p>5 Address (number, street, and apt. or suite no.) See instructions. 147 Links Dr, 47-A</p>	Requester's name and address (optional)
	<p>6 City, state, and ZIP code Canton, MS 39046</p>	
	<p>7 List account number(s) here (optional)</p>	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

	<p>Social security number</p> <p style="font-size: 2em; text-align: center;">425 - 21 - 9309</p>										
	<p>or</p> <p>Employer identification number</p> <table border="1" style="width:100%; height: 20px;"> <tr> <td style="width:10%;"></td> <td style="width:10%;"></td> <td style="width:10%;"></td> <td style="width:10%;"></td> <td style="width:10%;"></td> <td style="width:10%;"></td> <td style="width:10%;"></td> <td style="width:10%;"></td> <td style="width:10%;"></td> <td style="width:10%;"></td> </tr> </table>										

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	<p>Signature of U.S. person ▶ </p>	<p>Date ▶ 8/30/19</p>
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

ROW 005 A (Revised 3/2011)

Grantee, prepared by and return to:

Madison County Board of Supervisors

125 West North Street

P.O. Box 608

Canton, MS 39046

Phone: 601-790-2590

Grantor Address:

Jeff Johnson

147 Linds Drive, Apt. No. 47-A

Canton, MS 39046

Phone: (601) 896-1259

WARRANTY DEED

INDEXING INSTRUCTIONS:

**LOT 1, LANSDOWNE ESTATES PLAT
BOOK 4 PAGE 6 AND THE NW 1/4 SE1/4,
SECTION 33, T8N, R2E, MADISON COUNTY, MS**

Initial



JEFF JOHNSON
STANTEC PROJECT NUMBER 201902661
008-00-01-W

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, I, the undersigned, hereby grant, bargain, sell, convey and warrant unto the Madison County Board of Supervisors the following described land:

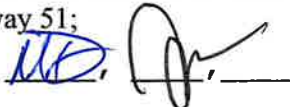
The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83(93), grid values using a scale factor of 0.999956506 and a convergence angle of (+) 00 degrees 7 minutes 52.67 seconds as developed by the Mississippi Department of Transportation for Project No. STP-6988-00(003) LPA/106992-701000 and being hereafter referred to as "THE PROJECT". The intent of this description is to convey that portion of the Grantor's property lying within the proposed right of way as defined by said project and as shown on the Right of Way Acquisition Maps for said project.

COMMENCING at the iron pin found marking the Southeast corner of Section 33, Township 8 North, Range 2 East, Madison County, Mississippi, said corner being the point of determination of the above cited convergence angle and scale factor, and being defined as N 1086814.05, E 2371958.37 on the above referenced coordinate system:

Run thence, North 55 degrees 39 minutes 13 seconds West for a distance of 2632.64 feet to the concrete monument found marking the Grantor's Southeast property corner and the Southeast Corner of Lot 1 of Lansdowne Estates as per Plat recorded in Plat Book 4 at Page 6 in the Office of the Chancery Clerk of Madison County, said monument also being on the apparent West right of way line of U.S. Highway 51, said monument is on the proposed South right of way line of "THE PROJECT" and is the **POINT OF BEGINNING**, and has the following coordinates: N 1088299.37, E 2369784.75;

Thence, North 00 degrees 53 minutes 17 seconds West along the proposed South right of way line of "THE PROJECT" for a distance of 92.54 feet to a point the Grantors apparent North property line;

Thence, South 88 degrees 45 minutes 48 seconds East along the Grantors apparent North property line for a distance of 41.17 feet to a point on the apparent West right of way line of U.S. Highway 51;

Initial 

JEFF JOHNSON
STANTEC PROJECT NUMBER 201902661
008-00-01-W

Thence, South 23 degrees 26 minutes 20 seconds West along the apparent West right of way line of U.S. Highway 51 for a distance of 99.88 feet back to the **POINT OF BEGINNING**, containing 0.04 Acres more or less, and being situated in LOT 1, LANSLOWNE ESTATES PLAT BOOK 4 PAGE 6 AND THE NW 1/4 SE1/4, SECTION 33, T8N, R2E, MADISON COUNTY, MS

The grantor herein further warrants that the above described property is no part of his 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 understood and agreed that the consideration herein named is in full payment and settlement of any and all damage and compensation which would be allowable under a decree were it rendered by the Court and jury in an Eminent Domain proceeding under the provision of the applicable laws and statutes of the State of Mississippi.

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.

Initial 

JEFF JOHNSON
STANTEC PROJECT NUMBER 201902661
008-00-01-W

Witness my signature this the 30 day of August A.D. 2019.

Signature [Handwritten Signature]
Jeff Johnson

STATE OF MISSISSIPPI

COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 30 day of August, 2019, within my jurisdiction, the within named **Jeff Johnson**, who acknowledged that he executed the above and foregoing instrument.

[Handwritten Signature] (NOTARY PUBLIC)

(SEAL)

My commission expires: _____



Initial JD, [Handwritten Initial]

JEFF JOHNSON
STANTEC PROJECT NUMBER 201902661
008-00-01-W

ROW-205
(Rev. 2-94)

MADISON COUNTY BOARD OF SUPERVISORS

FAIR MARKET VALUE OFFER

NAME: Jeff Johnson DATE: August 26, 2019
PROJECT: LPA 106992/701000

ADDRESS: 147 Links Drive, Apt. No. 47-A COUNTY: Madison
Canton, MS 39046

ROWPARCEL(S): 008-00-01-W

It is necessary that the Madison County Board of Supervisors acquire from you certain property necessary for the construction of this project. The identification of the real property and the particular interests being acquired are indicated on the attached instrument(s).

The value of the real property interests being acquired is based on the fair market value of the property and is not less than the approved appraised value/waiver valuation disregarding any decrease or increase in the fair market value caused by the project. This fair market value offer includes all damages and is based on our approved appraisal/ value determination in the amount of \$ 1,400.00.

Appraisal. Waiver Valuation. This Waiver Valuation was made based upon recent market data in this area.

This acquisition does not include oil, gas, or mineral rights but includes all other interests.

Unless noted otherwise, this acquisition does not include any items which are considered personal property under Mississippi State Law. Examples of such items are household and office furniture and appliances, machinery, business and farm inventory, etc.

The real property improvements being acquired are none.

The following real property and improvements are being acquired but not owned by you none.

Separately held interest(s) in the real property are valued at \$ N/A These interests are not included in the above fair market value offer.

Land Value:	0.04 Acres	Warranty Deed	\$	<u>1,400.00</u>
Improvements:			\$	<u>0.00</u>
Damages:			\$	<u>0.00</u>

Total Fair Market Value Offer \$ 1,400.00

NOTE: All interests must be acquired by the BOS before any payment will be made.



Right of Way Acquisition Agent
Madison County Board of Supervisors

MADISON COUNTY BOARD OF SUPERVISORS

CONTACT REPORT

PROJECT: LPA 106992/701000 COUNTY: Madison FILE NO: 008-00-01-W

OCA:

Land Owner(s) and Contact Information

Jeff Johnson
147 Links Drive, Apt. No. 47-A
Canton, MS 39046
(601) 896-1259
jjohnson131529@aol.com

List Liens, mortgages or judgments:

None

Address any unpaid taxes:

PROPERTY CONTAMINATED? N
IS PROPERTY HOMESTEADED: N

APPRAISAL DETAILS

Date agent received: 08/05/19 Appraisal or Waiver Valuation? Appraisal
Appraiser name and ph: Jeb Stewart Size of acquisition area: 0.04 Acres W
 (601) 855-7777

DATE OF FMVO: 08/26/19 AMOUNT OF FMVO: \$ 1,400.00

ADMINISTRATIVE ADJUSTMENT APPROVED? N If yes, Amount: N/A
AMOUNT OF DEED INCLUDING ADMINISTRATIVE ADJUSTMENT: N/A

IS RELOCATION INVOLVED? N

DATE DEED(s) SIGNED: 08/30/19
DATE PAY-PACKAGE SUBMITTED (MAILED OR HANDED IN): 09/03/19
OR
DATE FILE SUBMITTED FOR EMINENT DOMAIN: N/A

DATE: **Reunion Parkway Road, Phase 3**

08/23/19 In reviewing the title opinion and appraisal contact record, I observed the vesting deed for this parcel was conveyed to Jeff Johnson. I observed in the appraiser's contact record that an electronic copy of the Acquisition Guide was provided to Mr. Johnson on April 09, 2019. I contacted Mr. Johnson by

telephone and verified his contact information for preparation offer documents. Mr. Johnson appeared familiar with the project, and stated he was not worried about the acquisition of a small portion of his property, but was more worried about the acquisition of his brother's property, which would be divided into two parcels as a result of the proposed project.

I informed Mr. Johnson that an offer had been approved by MBOS. I requested a desired time and date to meet for me to provide a written offer and conveyance documents. Mr. Johnson requested I email the offer documents to him. I advised I would email the documents on Monday, and requested he confirm receiving them by replying to my email. I informed him I would contact him at a later date to determine to further discuss the offer. He was very receptive.

08/26/19 I emailed the offer documents to Mr. Johnson. In the email message I explained the basis of the offer and requested he reply to my email to confirm receipt of the offer documents. Included by attachment in the documents emailed was an Introductory Letter that contained my contact information, and information about the project and acquisition process. Also included were Fair Market Value Offer, a copy of the conveyance instruments, a project drawing with the acquisition area highlighted, and a W-9 Form. The Fair Market Value Offer was provided to acquire 0.04 acres of land via Warranty Deed valued at \$1,400.00. There were no improvements in the acquisition area, and no damages were assigned to the remaining property.

08/29/19 I received an email message from Mr. Johnson confirming receipt of the offer documents. Mr. Johnson further informed me he was willing to accept the offer, and requested I meet him Friday at his place of employment, Remington-Lott Farms, located at 1716 Highway 51 North in Madison, Mississippi. I replied to his email, informing him I would meet him around noon that day.

08/30/19 I met with Mr. Johnson at Remington-Lott Farms in Madison and obtained his signature on the conveyance instruments. I informed him that I would submit the acquisition file to MBOS for their review, approval, and payment processing. I advised that he should receive a closing statement and the acquisition payment in the mail from the closing attorney, Albert White, whose office is in Madison. I informed him that Mr. White should be contacting him within approximately 30 days, and requested he sign and return the closing statement he will provide. He was very receptive.

END OF CONTACT RECORD

DATE:

RIGHT OF WAY ACQUISITION AGENT:
MARK DYE, SR/WA, R/W-RAC



Identity Record

RE:

PROJECT: Reunion Parkway Road, Phase 3

STP-6988-00(003) LPA 106992/701000

PARCEL: 008-00-01-W

OWNER NAME: Jeff Johnson

NAME Jeffery Donald Johnson
DRIVER LICENSE NUMBER 801 129 121
STATE OF ISSUANCE MS
DATE OF BIRTH 07-14-1961
DATE OF EXPIRATION 07-14-2023

NAME _____
DRIVER LICENSE NUMBER _____
STATE OF ISSUANCE _____
DATE OF BIRTH _____
DATE OF EXPIRATION _____

NAME _____
DRIVER LICENSE NUMBER _____
STATE OF ISSUANCE _____
DATE OF BIRTH _____
DATE OF EXPIRATION _____

INTRODUCTORY LETTER

Property Owner: Jeff Johnson 147 Links Drive, Apt. No. 47-A Canton, MS 39046	Date: August 26, 2019	Project: LPA 106992/701000
	County: Madison	Parcel: 008-00-01-W

Dear Mr. Johnson,

The Madison County Board of Supervisors (BOS) is in the process of acquiring property needed to construct Reunion Parkway Road, Phase 3 from Highway 51 at Green Oak Lane to Galleria Parkway East. The BOS has contracted with the engineering firm Stantec to provide engineering and other services from the engineering phase to the construction phase of the project. Stantec has sub-contracted with Right of Way Technology, Inc. to provide right of way services for this project.

I am contacting you, therefore, on behalf of the BOS to acquire property needed for this project. Included with this letter is a "Fair Market Value Offer" that lists the amount you are being offered to purchase property needed for this project. Also included is an informational brochure that explains the acquisition process, drawings that indicate the property being acquired, and conveyance instruments that will be used to convey the property needed to the BOS. This documentation is provided to assist you in being an informed seller. I am reasonably available before, during, and after normal business hours to meet with you in person or discuss the project over the telephone.

The offer, mentioned above, is based on an appraisal prepared by a qualified appraiser, was reviewed by a qualified review appraiser, and was approved by the BOS. The amount offered is no less or no more than the approved appraisal. The offer is comprised of up to three values: 1) Land; 2) Improvements (ex. landscaping, fencing, etc.); and 3) Damages for loss in value to the remaining land.

Much effort has been invested in designing this project, mapping how your property is affected, obtaining an appraisal of the property being acquired, having the appraisal reviewed by another appraiser, and preparing an offer for you. As I am sure you will understand, such an offer cannot be changed unless we are furnished evidence that the offer is not sound. The BOS believes that the above offer is most equitable, and urges your favorable consideration and acceptance.

Upon accepting the BOS's offer, it will take approximately 30 days for them to approve your acquisition payment and issue your acquisition check through our closing attorney Albert White in Madison, Mississippi. Mr. White may be contacted by telephone at (601) 856-5731. The conveyance document will not be recorded until you have received payment for your property. Curative title issues will need to be addressed if you have a deed of trust, other lien, or if someone else has an interest in the property being acquired.

Your cooperation in this endeavor will be greatly appreciated. If you have questions pertaining to the acquisition or need additional information, please feel free to contact me at the address or telephone numbers listed above. I will be contacting you on a regular basis to assist you in making an informed decision.

Sincerely,

Mark Dye
Acquisition Agent

Establishment of Just Compensation Offer

This document is prepared pursuant to Federal regulation at 49 CFR 24.102(d)

"Establishment and offer of just compensation. Before the initiation of negotiations, the Agency shall establish an amount which it believes is just compensation for the real property. The amount shall not be less than the approved appraisal of the market value of the property, taking into account the value of allowable damages or benefits to any remaining property. An Agency official must establish the amount believed to be just compensation"

The property that is the subject of this offer of just compensation is as follows:

Owner: Jeff Johnson
Parcel No: 008-00-01-W
Project No: 106992 / 701000
County: Madison

Under the authority conveyed to me by the Madison County Board of Supervisors, and based on the approved appraisal for the above-named property, which is inclusive of all compensable interests, I, Trey Batten, President of the Madison County Board of Supervisors, do hereby establish the Madison County Board of Supervisors' offer of what is believed to be just compensation for the acquisition of the real property rights specified, in the amount of \$1,400.

Signed _____



Date _____

8/5/19

NOTICE TO ACQUISITION AGENTS

The "just compensation" figure specified above is the total offer for the property, inclusive of all interests. If more than one interest exists for the property, (T's, Q's, E's), please refer to the appraisal review report for allocation of this "just compensation" figure to the various interests that exist.

BOOK 3706 PAGE 130 DOC 01 TY W
INST # 061448 MADISON COUNTY MS.
This instrument was filed for
record 4/03/19 at 10:17:48 AM
RONNY LOTT, C.C. BY: KAA D.C.

Prepared by & Return to:
Phillip M. Nelson, MSB #3810
P. O. Box 2734
Madison, MS 39130
Ph: 601-856-8869

108-13⁰²

TITLE OF INSTRUMENT:

Executor's Deed

GRANTOR:

**Jeff Johnson, Executor of the Estate
of Billy D. John Deceased**
147 Links Drive, Apt. No. 47-A
Canton, Mississippi 39046
Phone: 601-601-896-1259

GRANTEE:

Jeff Johnson
147 Links Drive, Apt. No. 47-A
Canton, Mississippi 39046
Phone: 601-601-896-1259

INDEXING INSTRUCTIONS:

**Lots 1, Lansdowne Estates S/D
and in Section 33, T8N-R2E,
Madison County, MS**

EXECUTORS' DEED

Pursuant to the Amended Order Waiving First and Final Accounting, Authorizing Payment of Fees and Expenses of Administration, Distributing Assets, Discharging Executor and Closing Estate entered in the Estate of Billy D. Johnson, Deceased, Probate File No. 2016-1099-B, on March 26, 2019 by the Chancery Court of Madison County, Mississippi, the undersigned **JEFF JOHNSON, Executor of the Estate of Billy D. Johnson, Deceased**, Grantor, does hereby convey unto **JEFF JOHNSON, Grantee**, that certain parcel of land and property containing 6.03 acres, more or less, lying and being situated in Madison County, Mississippi, and being more particularly described as follows, to-wit:

A PARCEL OF LAND CONTAINING 6.03 ACRES (262,840.54 SQUARE FEET), MORE OR LESS, BEING A PART OF LOT 1 LANSDOWNE ESTATES (MAP OR PLAT RECORDED IN BOOK 4 AT PAGE 6 IN THE OFFICE OF THE MADISON COUNTY CHANCERY CLERK, REFERENCE TO SAID PLAT BEING MADE AS A PART OF THIS DESCRIPTION), SITUATED IN SECTION 33, TOWNSHIP 8 NORTH, RANGE 2 EAST, MADISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT A FOUND IRON PIN MARKING THE SOUTHEAST CORNER OF SAID SECTION 33; RUN THENCE WEST FOR A DISTANCE OF 2170.39 FEET; THENCE NORTH FOR A DISTANCE OF 1490.50 FEET TO A FOUND CONCRETE MONUMENT MARKING THE POINT OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING, RUN N89°54'21"W FOR A DISTANCE OF 1198.09 FEET TO A FOUND IRON PIN ON THE EASTERN RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD; THENCE RUN ALONG SAID RAILROAD RIGHT OF WAY N22°55'41"E FOR A DISTANCE OF 383.61 FEET; THENCE LEAVE SAID RIGHT OF WAY AND RUN S78°55'59"E FOR A DISTANCE OF 742.88 FEET; THENCE S19°43'47"W FOR A DISTANCE OF 119.07 FEET; THENCE S88°42'41"E FOR A DISTANCE OF 400.00 FEET TO THE WESTERN RIGHT OF WAY LINE OF U.S. HIGHWAY 51; THENCE RUN ALONG SAID RIGHT OF WAY S23°39'27"W FOR A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. This being one and the same tract of Property as shown on the survey of Roger Thomas Ellison dated 10/30/2017, and designated as Parcel A, attached hereto as **Exhibit "A"** and incorporated herein by reference together with all tenements, easements, hereditaments and appurtenances there unto in any wise appertaining;

By acceptance of this conveyance, Grantee hereby accepts the herein conveyed property and all improvements, if any, situated thereon in their AS-IS condition, with all faults and defects, whether known or unknown.

EXECUTED on this the 30th day of March, 2019.

**ESTATE OF BILLY D. JOHNSON,
DECEASED**

By:



JEFF JOHNSON, EXECUTOR

STATE OF MISSISSIPPI

COUNTY OF MADISON

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid state and county, on this the 30th of March, 2019, within my jurisdiction, the within named **Jeff Johnson, Executor of the Estate of Billy D. Johnson, Deceased**, who acknowledged to me that while acting in such representative capacity he/she executed the above and forgoing instrument of writing, having been first duly authorized and empowered so to do.



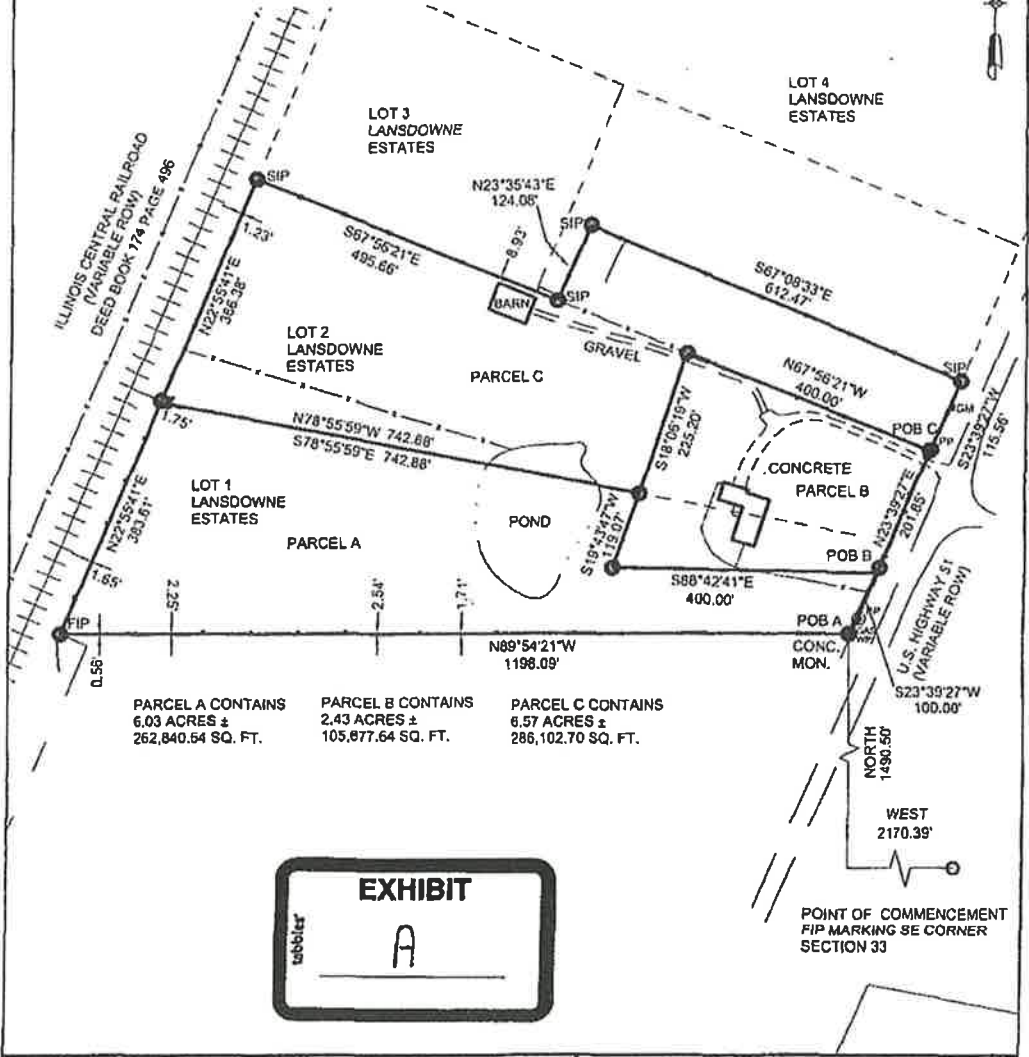
NOTARY PUBLIC

My Commission Expires:



THIS IS A CLASS "B" SURVEY ACCORDING TO THE "STANDARDS OF PRACTICE FOR SURVEYING" IN THE STATE OF MISSISSIPPI, ESTABLISHED BY THE AUTHORITY OF SECTION 73-13-15(I), MISSISSIPPI CODE OF 1972 AS AMENDED.

ONLY VISIBLE UTILITIES ARE SHOWN ON THIS PLAT.
 REFERENCE MERIDIAN - TRUE NORTH BASED ON SURVEY GRADE GPS.
 O INDICATES 1/2" X 18" FERROUS METAL ROD @ PROPERTY CORNERS. FIP INDICATES FOUND IRON PIN. SIP INDICATES SET IRON PIN.
 A CURRENT TITLE REPORT WAS NOT FURNISHED TO US FOR OUR USE IN PREPARING THIS SURVEY. THEREFORE, THERE MAY BE ADDITIONAL EASEMENTS, AND / OR SERVITUDES EFFECTING THIS PROPERTY WHICH ARE NOT SHOWN ON THIS SURVEY.
 SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE AND SEAL OF SURVEYOR PRESENT.



AS

452 HOLLY HEDGE DRIVE
MADISON, MS 39110

CELL (601)954-3785
romans58@comcast.net

I, Roger T. Ellison, P.L.S., do hereby certify that the survey shown hereon was performed under my supervision, and that the features depicted on this plat are a correct representation of conditions as they existed on 10/30/17, to the best of my knowledge and belief.

Roger T. Ellison, P.L.S. # 2710

SURVEY SHOWING:

PROPERTY DIVISION

**SITUATED IN SECTION 33,
T-8-N, R-2-E,
MADISON COUNTY, MS**

DRAWN BY: DME	DATE: 10/30/17	SURVEY CLASS: B
CHECKED BY: RTE	SCALE: 1" = 200'	JOB #: 040-04-17

ALBERT BOZEMAN WHITE, PLLC
ATTORNEY AT LAW

204 Key Drive, Suite A
phone 601/856-5731 - fax 601/853-3561
e-mail albertwhite@abwhite.com
Madison, MS 39110

September 25, 2018

CERTIFICATE OF TITLE

Right of Way Technology, Inc.
Attn: Mr. Mark Dye
593 Risher Road
Carthage, MS 39051

Re: **ESTATE OF BILLY D. JOHNSON**

Lots 1 and 2 of Lansdowne Estates, a subdivision according to map or plat thereof on file and of record in the office of the Chancery Clerk of Madison County, at Canton, Mississippi, in Plat Book 4 at Page 6, reference to which is made in aid of and as a part of this description.

ALSO: A parcel or tract of land lying and being situated in Lot Three (3), Lansdowne Estates, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk of Madison County, Mississippi, in Plat Book 4 at Page 6, reference to which map or plat is here made in aid of and as a part of this description, and being more particularly described as follows, to-wit: Beginning at the Northeast corner of said Lot Three (3), Lansdowne Estates; thence run Southerly along the East boundary line of said Lot Three (3) for a distance of 222.5 feet to the POINT OF BEGINNING; thence continue Southerly along said East boundary line of said Lot Three (3) a distance of 115.0 feet, more or less, to the Southeast corner of the said Lot Three (3); thence run Westerly along the South boundary line of said Lot Three (3) for a distance of 614.0 feet to a point; thence run Northerly and parallel to the East boundary line of said Lot Three (3) a distance of 125.0 feet to a point; thence run Easterly for a distance of 614.1 feet, more or less, to the POINT OF BEGINNING, containing 1.69 acres, more or less.

Being the same property described in Quitclaim Deed recorded at Book 200, Page 277; and Warranty Deeds recorded at Book 127, Page 845, and Book 190, Page 190, of the land records of Madison County, Mississippi.

THIS IS TO CERTIFY that I, the undersigned attorney, have made a careful examination of Title Report prepared by Abstractor, David Smith, pertaining to his search of the Sectional Indexes, the Lis Pendens Docket, the Construction Lien Indexes, and the Federal Tax Lien Indexes, together with

the Judgment Roll, and the ad valorem tax records of Madison County, Mississippi, insofar as the same pertain to the above described property for a time period of more than 32 years next preceding the date hereof, and as a result of said examination, I am of the opinion that under the terms of the Last Will and Testament of Billy D. Johnson, Deceased, probated in Cause No. 16-1099; and under the Last Will and Testament of Mary Frances Johnson, Deceased, probated in Cause No. 18-103, in the Chancery Court of Madison County, Mississippi, good and merchantable fee simple title is vested as follows, to-wit: **JEFF JOHNSON, an undivided one-third (1/3) interest; RONNIE JOHNSON, an undivided one-third (1/3) interest; and CHARLES K. KUGLE, WILLIAM R. KUGLE, AND TERESA Y. KUGLE FORREST, an undivided one-third (1/3) interest**, subject only to the following exceptions, to-wit:

1. Subject to the payment of ad valorem taxes for the year 2018 to Madison County, Mississippi, which constitute a lien against the subject property, but which are neither due nor payable until January 1, 2019. Tax Parcel Nos. 082H-33-013/00.00 (Lot 1); 082H-33-014/00.00 (Lot 2); and 082H-33-015/01.00 (Lot 3). Taxes for the years 2017, 2016 and 2015 have been paid in full.

2. All applicable zoning ordinances and subdivision regulations of Madison County, Mississippi.

3. Subject to such matters or facts as would be revealed by an accurate survey and inspection of the premises, such as rights of parties in possession, existing roadways, unrecorded easements and servitudes, encroachments, acreage deficiency, boundary line disputes, etc., if any.

4. Subject to all reservations or conveyances of oil, gas or other minerals, which may lie in, on or under the referenced property. No examination of the public records of Madison County has been made regarding the status of the title to the oil, gas or other minerals; and no representations or certificates are made as to any ownership of oil, gas or other minerals, or any effect that separate ownership may have upon the surface of the subject property, if any.

5. No examination of the public records of Madison County has been made regarding any circumstances or matters giving rise to any condition creating any adverse environmental impact on the subject property, and no representations or certificates are made concerning environmental matters, conditions, or impact.

6. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

7. Any adverse claim to any portion of said land that has been created by artificial means or has accreted to any such portion so created and riparian rights, if any.

8. Consequences of any allegations or determination that any transfer of the subject property was executed by a person who was not of sound or disposing mind, or executed by a corporation that is non-existent or dissolved, or executed on behalf of a corporation without proper authority, or forgeries of documents, or for less than fair equivalent value or that such sale constituted a preference or fraudulent transfer or is otherwise avoidable under bankruptcy or insolvency laws.

9. Any homestead rights, including the lack of any spousal joinder in any conveyance affecting title to the subject property which cannot be ascertained from the face of the deed or other instrument conveying the property or creating the mortgage affecting the interest of Client.

10. This certificate does not set forth any information regarding Bankruptcy filings or judgments rendered in any federal court which have not also been duly enrolled on the judgment rolls of the Circuit Clerk for the County and Judicial District the property is located in. This Title Certificate does not certify that the owner has not filed for bankruptcy, or that any conveyance or mortgage of the subject property would constitute a fraudulent or preferential transfer in bankruptcy, or otherwise as to any creditors rights resulting from a suit filed against the owner.

11. Any instrument affecting the title to the property which is not properly indexed in the sectional land indexes or subdivision indexes in the office of the Chancery Clerk of Madison County, Mississippi.

12. Any errors due to improper indexing in the offices of the Chancery Clerk, Circuit Clerk, Tax Assessor and/or Tax Collector and/or any other public office dealing with any matters related to the title of the subject property.

13. Subject to any right or claim of any local, state or federal agency (e.g. Medicaid, etc.) that may claim an unrecorded lien on the subject property based upon benefits paid by such local, state or federal agency for the benefit of any person owning an interest in the subject property.

14. Subject to Right of Way by James E. Pierce and Elizabeth Pierce to United Gas Pipe Line Company dated 7/5/51, filed 7/12/51, and recorded at Book 51, Page 13.

15. Subject to matters shown on Survey of Roger Thomas Elison dated October 30, 2017.

16. Subject to obtaining verification of the death of Ada C. Alyea, a former joint tenant owner with William S. Alyea, III.

17. Subject to probate of the Estates of Billie D. Johnson and Mary Frances Johnson.

18. Subject to possible Right of Way for Gross Road along the West line of the subject property as shown on Tax Plat for 082H-33.

19. Subject to any unopened and unimproved road rights-of-way that have not been abandoned or vacated, as laid out in Blocks 18 and 19 of Gluckstadt Colony, a subdivision situated in Sections 33, T8N-R2E, as shown on that certain subdivision plat dated June 10, 1905, of recorded in the office of the Chancery Clerk of Madison County, Mississippi.

20. No certification is made as to whether or not documents in the chain of title were executed to or from a party of sound and disposing mind or a nonexisting corporation, person or entity, including forgeries and documents executed without proper authority.

21. No certification or opinion is given to any matters relating to Truth-in-Lending and Regulation Z, nor anything related to compliance with federal, state, or local environmental or pollution laws, rules, regulations, or orders.

Any unauthorized duplications or reproductions of this Certificate shall render this Certificate void and relieve the undersigned attorney from any and all liability hereunder. Further, this Certificate may not be relied upon by any person or firm other than the above named addressee for any purpose whatsoever without the prior written consent of the undersigned. Subsequent reliance contrary hereto shall render this Certificate void and relieve the undersigned attorney of any liability hereunder.

Certified and dated as of September 25, 2018, at 8:00 o'clock A. M.

Very truly yours,

ALBERT BOZEMAN WHITE, PLLC



Albert Bozeman White

ABW:smn

P:\AI\White.18\18-512\COT 001.wpd

ACQUISITION AGENT'S STATEMENT

Reunion Parkway Road, Phase 3
Federal Project: STP-6988-00(003)
LPA Project: LPA 106992/701000
County: Madison
Parcel: 008-00-01-W
Owner: Jeff Johnson

1. All considerations agreed on by the above named owner/s and the Right of Way Agent signing this statement are embodied in the instrument of conveyance, there being no oral agreements or representations of any kind.
2. The considerations embodied in the instrument of conveyance on the above mentioned project and parcel number was reached without coercion, promises other than those shown in the agreement, or threats of any kind whatsoever by or to either party whose name/s appears on this instrument.
3. The undersigned Right of Way Agent understands that the parcel/s covered by the above mentioned project and parcel number/s may be being secured for the use in a Federal Aid Project.
4. The undersigned Right of Way Agent has no direct indirect, present or contemplated future personal interest in the above mentioned parcel/s or will in any way benefit from the acquisition of such property.

Date: September 3, 2019

Signed:



Mark Dye
Right of Way Technology, Inc.