

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 Parcels: 008-01-00-W; X  
Ronnie Johnson, Request For Acquisition Payment

Dear Mr. Engles,

The property owner has accepted the Fair Market Value Offers totaling \$139,300.00 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:

Ronnie Johnson  
518 Post Oak Place  
Madison, MS 39110  
(601) 942-9934  
ronaldjohnson50@yahoo.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 # 008-01-00-W; X  
Name Ronnie 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.
- N/A 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: 1.04 acre uneconomic remainder conveyed to BOS

Date: 09-03-19 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](http://www.irs.gov/FormW9) for instructions and the latest information.

Print or type.  
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. <b>Ronnie Johnson</b>	
2 Business name/disregarded entity name, if different from above	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only <b>one</b> of the following seven boxes. <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  <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ <b>Note:</b> 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 <b>not</b> 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.  <input type="checkbox"/> Other (see instructions) ▶ _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):  Exempt payee code (if any) _____  Exemption from FATCA reporting code (if any) _____  <i>(Applies to accounts maintained outside the U.S.)</i>
5 Address (number, street, and apt. or suite no.) See instructions. <b>518 Roast Oak Place</b>	Requester's name and address (optional)
6 City, state, and ZIP code <b>Madison, MS 39110</b>	
7 List account number(s) here (optional)	

### 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.

Social security number	
425 - 21 - 9625	
or	
Employer identification number	

### Part II Certification

Under penalties of perjury, I certify that:

1. 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
2. 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
3. I am a U.S. citizen or other U.S. person (defined below); and
4. 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.

<b>Sign Here</b>	Signature of U.S. person ▶ <b>Ronnie Johnson</b>	Date ▶ <b>8-31-19</b>
------------------	--	-----------------------

### 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](http://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-DIV (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:**

Ronnie Johnson

518 Post Oak Place

Madison, MS 39110

Phone: (601) 942-9934

**WARRANTY DEED**

INDEXING INSTRUCTIONS:

**LOTS 2 AND 3, LANSDOWNE ESTATES  
PLAT BOOK 4 PAGE 6 AND NE 1/4 SW 1/4 AND NW 1/4 SE1/4,  
SECTION 33, T8N, R2E, MADISON COUNTY, MS**

Initial   *RJ*  

RONNIE JOHNSON  
STANTEC PROJECT NUMBER 201902661  
008-01-00-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 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 has the following coordinates: N 1088299.37, E 2369784.75;

Thence along the proposed South right of way line of "THE PROJECT" for the following 5 courses:

North 00 degrees 53 minutes 17 seconds West for a distance of 166.80 feet to a point located 90.000 feet right of measured perpendicularly to the proposed centerline of "THE PROJECT" at Station 84+00.000;

Initial     *RJ*    

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

---

North 66 degrees 34 minutes 51 seconds West for a distance of 317.08 feet to a point on the Grantor's apparent East property line and the **POINT OF BEGINNING**:

North 66 degrees 34 minutes 51 seconds West for a distance of 82.92 feet to a point located 90.000 feet right of measured perpendicularly to the proposed centerline of "THE PROJECT" at Station 80+00.000;

North 70 degrees 35 minutes 06 seconds West for a distance of 501.22 feet to a point located 125.000 feet right of measured perpendicularly to the proposed centerline of "THE PROJECT" at Station 75+00.000;

North 68 degrees 58 minutes 00 seconds West for a distance of 98.00 feet to a point on the Grantors apparent West property line and the apparent West line of said Lansdowne Estates;

Thence, North 23 degrees 05 minutes 04 seconds East along the Grantor's apparent West property line and the apparent West line of said Lansdowne Estates for a distance of 160.90 feet to the Grantor's apparent Northwest property corner;

Thence along the Grantors apparent North property line for the following courses:

South 68 degrees 03 minutes 32 seconds East for a distance of 456.12 feet;

North 23 degrees 22 minutes 53 seconds East for a distance of 38.39 feet to a point on the proposed North right of way line of "THE PROJECT";

Thence along the proposed North right of way line of "THE PROJECT" for the following 3 courses:

South 57 degrees 21 minutes 04 seconds East for a distance of 43.47 feet to a point located 75.000 feet left of measured perpendicularly to the proposed centerline of "THE PROJECT" at Station 79+00.000;

South 66 degrees 34 minutes 51 seconds East for a distance of 300.00 feet to a point located 75.000 feet left of measured perpendicularly to the proposed centerline of "THE PROJECT" at Station 82+00.000;

South 86 degrees 58 minutes 19 seconds East for a distance of 286.77 feet to the Grantor's apparent Northeast property corner and the apparent West right of way line of U.S. Highway 51, said corner located 174.918 feet left of measured perpendicularly to the proposed centerline of "THE PROJECT" at Station 84+68.802;

Initial     ,     ,     

RONNIE JOHNSON  
STANTEC PROJECT NUMBER 201902661  
008-01-00-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 115.10 feet;

Thence, North 67 degrees 59 minutes 16 seconds West along the Grantor's apparent East property line for a distance of 399.10 feet;

South 18 degrees 03 minutes 24 seconds West along the Grantor's apparent East property line for a distance of 140.64 feet back to the **POINT OF BEGINNING**, containing 2.94 Acres more or less, and being situated in LOTS 2 AND 3, LANSDOWNE ESTATES PLAT BOOK 4 PAGE 6 AND THE NE 1/4 SW 1/4 AND NW 1/4 SE1/4, SECTION 33, T8N, R2E, MADISON COUNTY, MS .

AND ALSO: The Grantor further conveys and grants any and all right, title and interest in or to the real property and area lying within the 40 foot wide public road depicted on the plat of Lansdowne Estates recorded at Plat Book 4, Page 6, and lying within the real property acquired by Grantor by Executor's Deed recorded at Deed Book 3706, Page 126, in the office of the Chancery Clerk of Madison County, Mississippi, located West of and adjacent to the above described 2.94 acre parcel that lies within the proposed right of way of "THE PROJECT".

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, 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 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

Initial RD, RJ

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



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.

Witness my signature this the 31<sup>st</sup> day of August A.D. 2019.

Signature Ronnie Johnson  
Ronnie Johnson

**STATE OF MISSISSIPPI**

**COUNTY OF MADISON**

Personally appeared before me, the undersigned authority in and for the said county and state, on this 31<sup>st</sup> day of August, 2019, within my jurisdiction, the within named **Ronnie Johnson**, who acknowledged that he executed the above and foregoing instrument.

Mark Dye (NOTARY PUBLIC)

(SEAL)

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



Initial RD, RJ

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

---

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:**

Ronnie Johnson

518 Post Oak Place

Madison, MS 39110

**Phone:** (601) 942-9934

**WARRANTY DEED**

INDEXING INSTRUCTIONS:

**LOT 3, LANSDOWNE ESTATES**

**PLAT BOOK 4 PAGE 6 AND NE 1/4 SW 1/4 AND NW 1/4 SE1/4,  
SECTION 33, T8N, R2E, MADISON COUNTY, MS**

Initial

*MD, RJ*

RONNIE JOHNSON  
STANTEC PROJECT NUMBER 201902661  
008-01-00-X

---

**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 North of 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 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 has the following coordinates: N 1088299.37, E 2369784.75;

Thence along the proposed South right of way line of "THE PROJECT" for the following 5 courses:

North 00 degrees 53 minutes 17 seconds West for a distance of 166.80 feet to a point located 90.000 feet right of measured perpendicularly to the proposed centerline of "THE PROJECT" at Station 84+00.000;

Initial      

RONNIE JOHNSON  
STANTEC PROJECT NUMBER 201902661  
008-01-00-X

North 66 degrees 34 minutes 51 seconds West for a distance of 317.08 feet to a point on the Grantor's apparent East property line; and the **POINT OF BEGINNING**;

North 66 degrees 34 minutes 51 seconds West for a distance of 82.92 feet to a point located 90.000 feet right of measured perpendicularly to the proposed centerline of "THE PROJECT" at Station 80+00.000;

North 70 degrees 35 minutes 06 seconds West for a distance of 501.22 feet to a point located 125.000 feet right of measured perpendicularly to the proposed centerline of "THE PROJECT" at Station 75+00.000;

North 68 degrees 58 minutes 00 seconds West for a distance of 98.00 feet to a point on the Grantors apparent West property line and the apparent West line of said Lansdowne Estates;

Thence, North 23 degrees 05 minutes 04 seconds East along the Grantor's apparent West property line and the apparent West line of said Lansdowne Estates for a distance of 160.90 feet to the Grantor's apparent Northwest property corner;

Thence along the Grantors apparent North property line for the following courses:

South 68 degrees 03 minutes 32 seconds East for a distance of 456.12 feet;

North 23 degrees 22 minutes 53 seconds East for a distance of 38.39 feet to a point on the proposed North right of way line of "THE PROJECT" and the **POINT OF BEGINNING**;

Thence along the proposed North right of way line of "THE PROJECT" for the following 3 courses:

South 57 degrees 21 minutes 04 seconds East for a distance of 43.47 feet to a point located 75.000 feet left of measured perpendicularly to the proposed centerline of "THE PROJECT" at Station 79+00.000;

South 66 degrees 34 minutes 51 seconds East for a distance of 300.00 feet to a point located 75.000 feet left of measured perpendicularly to the proposed centerline of "THE PROJECT" at Station 82+00.000;

South 86 degrees 58 minutes 19 seconds East for a distance of 286.77 feet to the Grantor's apparent Northeast property corner and the apparent West right of way line of U.S. Highway 51, said corner located 174.918 feet left of measured perpendicularly to the proposed centerline of "THE PROJECT" at Station 84+68.802;

Initial          ,          

RONNIE JOHNSON  
STANTEC PROJECT NUMBER 201902661  
008-01-00-X

Thence, North 67 degrees 20 minutes 01 seconds West along the Grantor's apparent North property line for a distance of 611.81 feet;

South 23 degrees 22 minutes 53 seconds West along the Grantor's apparent North property line for a distance of 84.91 feet back to the **POINT OF BEGINNING**, containing 1.04 Acres more or less, and being situated in LOT 3, LANSDOWNE ESTATES PLAT BOOK 4 PAGE 6 AND THE NE 1/4 SW 1/4 AND 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, 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 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 AD, RJ

RONNIE JOHNSON  
STANTEC PROJECT NUMBER 201902661  
008-01-00-X

Witness my signature this the 31<sup>st</sup> day of August A.D. 2019.

Signature *Ronnie Johnson*  
Ronnie Johnson

**STATE OF MISSISSIPPI**

**COUNTY OF MADISON**

Personally appeared before me, the undersigned authority in and for the said county and state, on this 31<sup>st</sup> day of August, 2019, within my jurisdiction, the within named **Ronnie Johnson**, who acknowledged that he executed the above and foregoing instrument.

*Mark Dye* (NOTARY PUBLIC)

(SEAL)

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



Initial *RJ*

RONNIE JOHNSON  
STANTEC PROJECT NUMBER 201902661  
008-01-00-X

### MADISON COUNTY BOARD OF SUPERVISORS

#### FAIR MARKET VALUE OFFER

NAME: Ronnie Johnson DATE: August 27, 2019  
PROJECT: LPA 106992/701000

ADDRESS: 518 Post Oak Place COUNTY: Madison  
Madison, MS 39110  
ROWPARCEL(S): 008-01-00-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 \$ 121,100.00.

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 all improvements


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:	2.94 Acres	Warranty Deed	\$	<u>102,900.00</u>
Improvements:	barn and water well with no contributory value		\$	<u>0.00</u>
Damages:	50% loss in unit value of 1.04 acre tract		\$	<u>18,200.00</u>

**Total Fair Market Value Offer** \$ 121,100.00

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**

**FAIR MARKET VALUE OFFER  
UNECONOMIC REMNANT PROPERTY**

NAME: Ronnie Johnson DATE: August 27, 2019  
PROJECT: LPA 106992/701000

---

ADDRESS 518 Post Oak Place COUNTY: Madison  
Madison, MS 39110  
ROWPARCEL(S): 008-01-00-X

It is necessary that the Madison County Board of Supervisors acquire from you certain property necessary for the construction of this project. The acquisition of this certain property leaves you with a remaining parcel of property that has been determined to be an uneconomic remnant. Therefore, the agency is offering to acquire this uneconomic remnant property along with the portion of property needed for the transportation project.

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 less than the approved appraised value/waiver valuation disregarding any decrease or increase in the fair market project. This fair market value offer includes all damages and is based on our approved appraisal/value determination in the amount of 18,200.00.

**This FMVO expires 90 days after the Madison County Board of Supervisors obtains title to the property necessary for the construction of this project by deed, or immediately following recommendation for condemnation.** You may make written requests to extend the 90 day period, but it is the sole discretion of the agency whether to grant such an extension. If the Madison County Board of Supervisors elect to file an eminent domain suit against you to acquire the right of way necessary for the project, then this offer shall be considered withdrawn and void.

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.

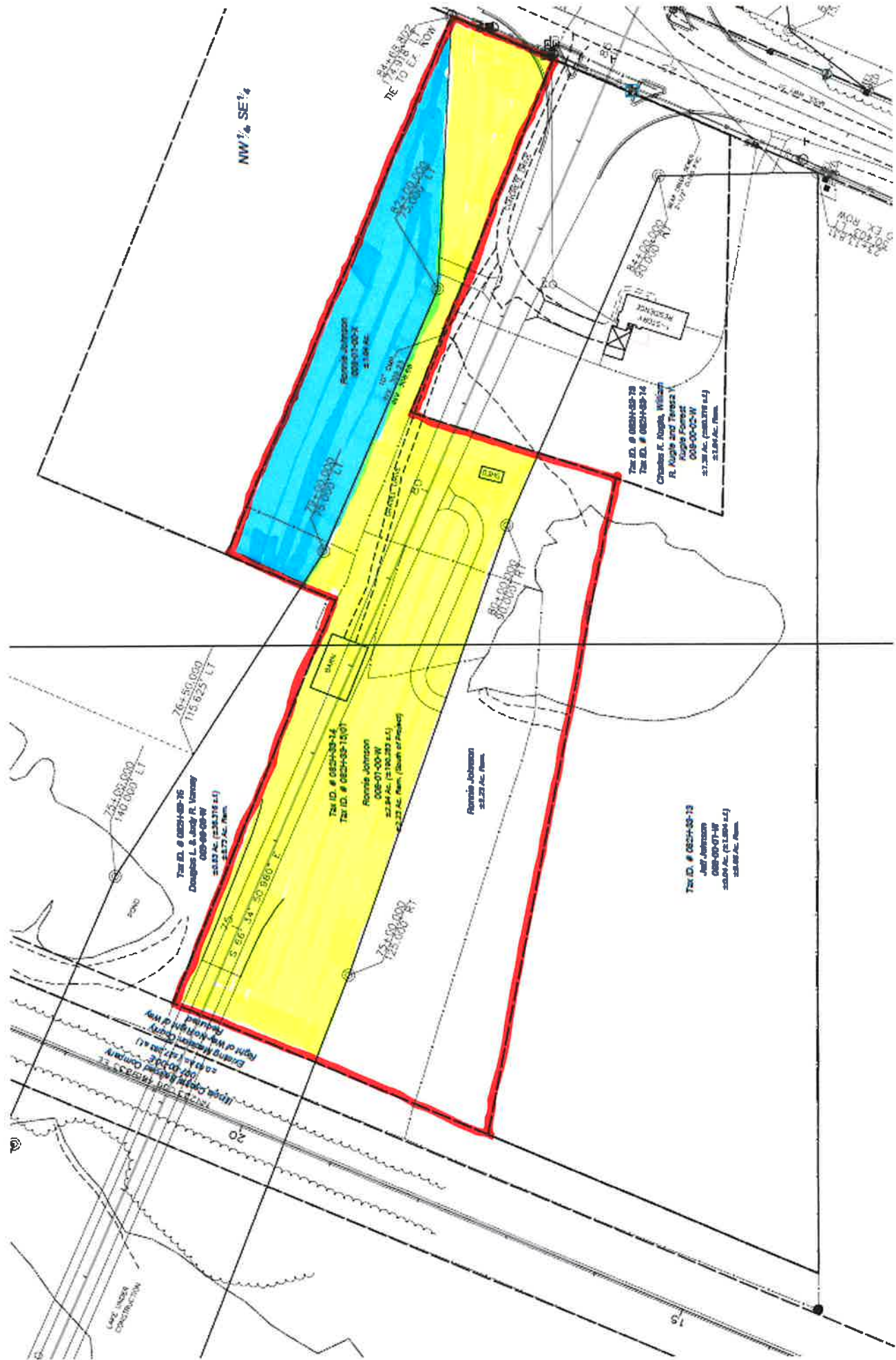
Land Value:	1.04 Acres	Warranty Deed	\$	<u>18,200.00</u>
Improvements:	none		\$	<u>0.00</u>
Damages:	none		\$	<u>0.00</u>

**Total Fair Market Value Offer** \$ 18,200.00

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





NW 1/4 SE 1/4

NE 1/4 SE 1/4 ROW

Tax ID # 0824-08-36  
 Douglas L. & Judy R. Verway  
 008-08-08-04  
 23.22 Ac. (23.22 s.t.)  
 23.27 Ac. Perm.

Tax ID # 0824-08-14  
 Tax ID # 0824-08-15 (P)  
 Ronnie Johnson  
 008-07-00-04  
 23.24 Ac. (23.24 s.t.)  
 23.22 Ac. Perm. (South of Product)

Ronnie Johnson  
 23.22 Ac. Perm.

Tax ID # 0824-08-78  
 Tax ID # 0824-08-74  
 Christian R. Kugel, Wilcox  
 R. Kugel and Theresa V.  
 Kugel Forest  
 008-00-00-04  
 23.28 Ac. (perm. 278 s.t.)  
 23.04 Ac. Perm.

Tax ID # 0824-08-72  
 Jeff Johnson  
 008-07-01-04  
 23.04 Ac. (23.04 s.t.)  
 23.04 Ac. Perm.

Right of Way  
 Diering Reservoir Company  
 207' x 200'  
 Apple Creek Reservoir Company  
 207' x 200'

LAND UNDER CONSTRUCTION

**MADISON COUNTY BOARD OF SUPERVISORS**

**CONTACT REPORT**

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

OCA:

**Land Owner(s) and Contact Information**

Ronnie Johnson  
518 Post Oak Place  
Madison, MS 39110  
(601) 942-9934  
ronaldjohnson50@yahoo.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:  2.94 Acres W   
 (601) 855-7777   1.04 Acres X

DATE OF FMVO:  08/27/19  AMOUNT OF FMVO:  \$ 139,300.00

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:  08/31/19   
DATE PAY-PACKAGE SUBMITTED (MAILED OR HANDED IN):  09/03/19   
OR  
DATE FILE  SUBMITTED  FOR EMINENT DOMAIN:  N/A

**Reunion Parkway Road, Phase 3**

DATE:

08/23/19  In reviewing the title opinion and appraisal contact record, I observed the vesting deed for this parcel was conveyed to Ronnie Johnson. I observed in the appraiser's contact record that the property owner was contacted on June 28, 2019. I contacted Mr. Johnson by telephone and verified his

contact information for preparation offer documents. Mr. Johnson appeared familiar with how the project affected his property, and acknowledged his property was being divided into two parcels as a result of the proposed project. I informed Mr. Johnson that the 1.04 acre tract of remaining property on the north side of the proposed ROW lacked depth, and that the appraiser had determined the BOS should offer to acquire it from him since it may be of little use or utility to him. I informed Mr. Johnson that I would provide a separate offer for this remainder, that this remainder was not needed for the proposed project, and he was not required to sell it. I informed Mr. Johnson that the 2.23 acre remaining tract south of the proposed ROW was considered a usable tract, and that no offer was being provided to acquire it.

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 next week, 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.

08/27/19 I emailed the offer documents to Mr. Ronnie Johnson. In the email message I explained the basis of the offers and requested he reply to my email to confirm receipt of the offer documents. Included by attachment in the documents emailed was an acquisition guide entitled "Citizens Guide to Property Acquisitions by Local Public Agencies in Mississippi. Also included in a separate attachment 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 2.94 acres of land via Warranty Deed valued at \$102,900.00. There were no improvements in the acquisition area, and damages of \$18,200 were assigned to the 1.04 acre remainder north of the proposed ROW for loss in unit value because of the narrow depth of the remainder.

A separate Fair Market Value Offer was provided to acquire the 1.04 acre Uneconomic Remainder valued at \$18,200.00, which represents the remaining 50% of value for this tract. It was explained in my email message to Mr. Johnson that the other 50% of value of the uneconomic remainder was being paid as damages in the fair market value offer to purchase property needed for the project. It was explained that he was not required to sell the uneconomic remainder to MBOS, but we were offering to purchase the uneconomic remainder since it may be of little use or utility to him.

08/29/19 I received an email message from Ronnie Johnson confirming receipt of the offer documents. Mr. Johnson further informed me he was willing to accept both offers, and requested I meet him Saturday at his home in Madison after 10:00 AM since he was currently working in McComb during the week. I replied to his email, informing him I would meet him on the day and time requested.

08/31/19 I met with Mr. Johnson at his home located at 518 Post Oak Place in Madison, Mississippi. I informed there was an adjacent property owner, Mr. and Mrs. Vamey, that may be interested in purchasing the 1.04 acre tract of remaining property from him. I informed him Mr. and Mrs. Varney were interested in obtaining access to the proposed parkway, and that his 1.04 acre tract has an access included in the ROW plans. I informed Mr. Johnson that he may be able to obtain a higher price for this tract from Mr. and Mrs. Varney. Mr. Johnson requested I contact Mr. and Mrs. Varney to determine if they were interested in purchasing the tract from him. I contacted Mr. Vamey by telephone and he did not appear interested in purchasing the 1.04 acre tract. Mr. Varney informed me he would speak to his wife about the property later this day, and advised he would contact me if they were interested in the purchase. I informed Mr. Johnson of the above, and we determined it would be prudent for him to convey the uneconomic remainder to the BOS, but with the understanding that if Mr. and Mrs. Varney were interested in purchasing it from him for a higher price within the next few days, the warranty deed would be returned to him before payment was

processed by the BOS.

I obtained his signature on the warranty deeds for property needed for the project and the uneconomic remainder. I informed him I would submit the acquisition file to MBOS for their review, approval, and payment processing. I informed Mr. Johnson 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: 008-01-00-W; X

OWNER NAME: Ronnie Johnson

NAME Ronald Johnson  
DRIVER LICENSE NUMBER 801 584 008  
STATE OF ISSUANCE MS  
DATE OF BIRTH 08-17-1962  
DATE OF EXPIRATION 08-17-2024

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:  Ronnie Johnson 518 Post Oak Place Madison, MS 39110	Date: August 27, 2019	Project: PA 106992/701000
	County: Madison	Parcel: 008-01-00-W; X

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:** Ronnie Johnson  
**Parcel No:** 008-01-00-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 Baxter, 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 \$121,100.

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.

## 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:** Ronnie Johnson  
**Parcel No:** 008-01-00-X  
**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 Baxter, 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 \$18,200

Signed  Date \_\_\_\_\_

### 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 126 DOC 01 TY W  
INST # 861447 MADISON COUNTY MS.  
This instrument was filed for  
record 4/03/19 at 10:17:24 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

107-1400

**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:**

**Ronnie Johnson  
518 Post Oak Place  
Madison, Mississippi 39110  
Phone: 601-942-9934**

**INDEXING INSTRUCTIONS:**

**Lot 2 and Lot 3, 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 **RONNIE JOHNSON**, Grantee, that certain parcel of land and property containing 6.57 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 6.57 ACRES (286,102.70 SQUARE FEET), MORE OR LESS, BEING LOTS 2 AND 3, 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; THENCE N23°39'27"E FOR A DISTANCE OF 109.10 FEET; THENCE, CONTINUE N23°39'27"E ALONG THE WESTERN RIGHT OF WAY OF U.S. HIGHWAY 51 FOR A DISTANCE OF 192.75 FEET TO THE POINT OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING, LEAVE SAID RIGHT OF WAY AND RUN N67°56'21"W FOR A DISTANCE OF 400.00 FEET; THENCE S18°06'19"W FOR A DISTANCE OF 225.20 FEET; THENCE N78°55'59"W FOR A DISTANCE OF 742.88 FEET TO THE EASTERN RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD; THENCE RUN ALONG SAID RIGHT OF WAY N22°55'41"E FOR A DISTANCE OF 366.38 FEET; THENCE LEAVE SAID RIGHT OF WAY AND RUN S67°56'21"E FOR A DISTANCE OF 495.66 FEET; THENCE N23°35'43"E FOR A DISTANCE OF 124.08 FEET; THENCE S67°08'33"E FOR A DISTANCE OF 612.47 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 115.56 FEET TO THE POINT OF BEGINNING. This being one and the same tract of Property as shown on the survey of Roger

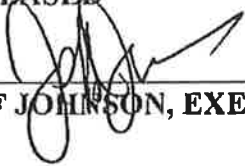
Thomas Ellison dated 10/30/2017, and designated as Parcel B, attached hereto as **Exhibit "A"** and incorporated herein by reference together with all tenements, easements, hereditaments and appurtenances there unto in any wise appertaining;

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.

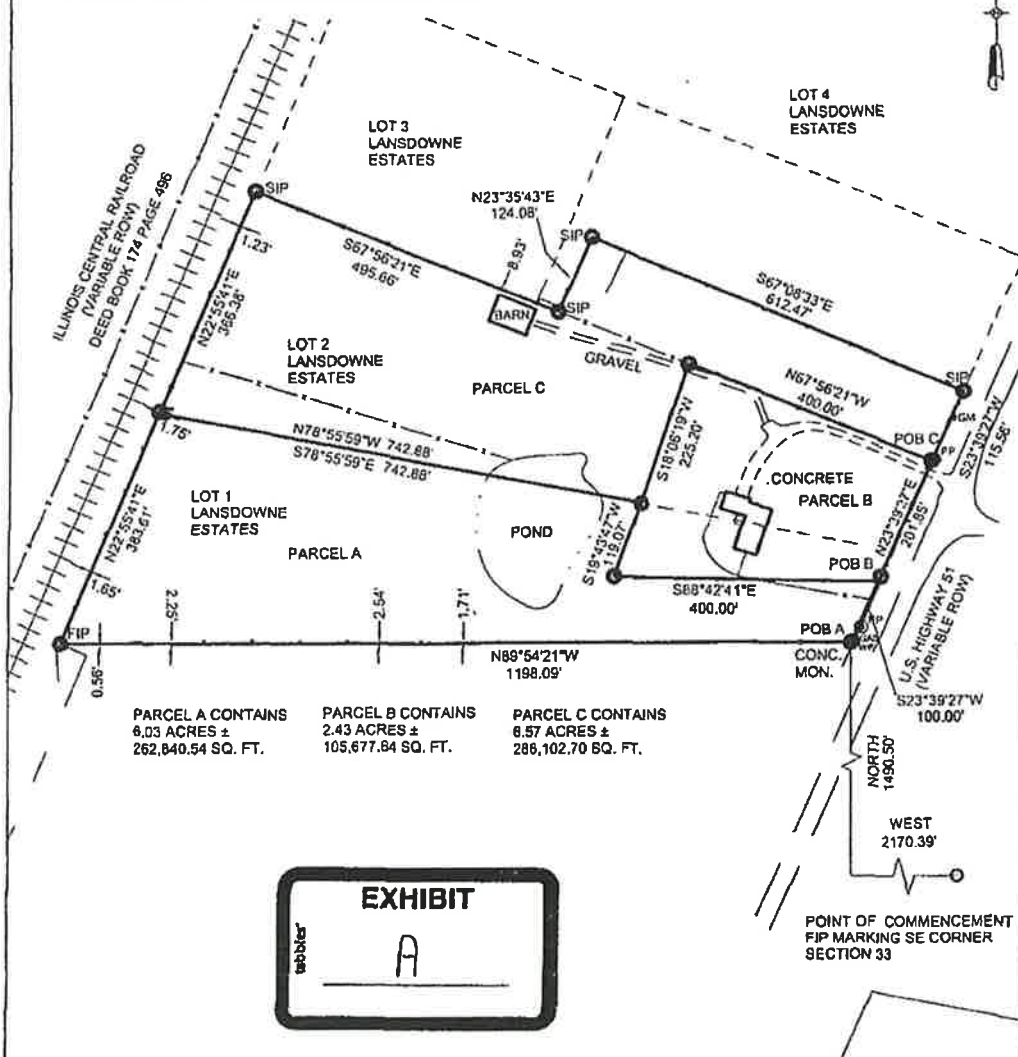
ONLY VISIBLE UTILITIES ARE SHOWN ON THIS PLAT.

REFERENCE MERIDIAN - TRUE NORTH BASED ON SURVEY GRADE GPS.

○ INDICATES 1/2" X 16" 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.



PARCEL A CONTAINS  
6.03 ACRES ±  
262,840.54 SQ. FT.

PARCEL B CONTAINS  
2.43 ACRES ±  
105,677.84 SQ. FT.

PARCEL C CONTAINS  
6.57 ACRES ±  
286,102.70 SQ. FT.

**EXHIBIT**  
          A          



452 HOLLY HEDGE DRIVE  
MADISON, MS 39110

CELL (601)954-3785  
romans56@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](mailto: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: 008-01-00-W; X**  
**Owner: Ronnie 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.