

Integrated Right of Way  
P. O. Box 3066  
Madison MS, 39130  
Fax: 601-852-1170  
Phone: 601-790-0443



### Right of Way Acquisition Closing Statement

**Project** Stump Bridge State Aid Bridge Project      **Parcel** 001-00-00  
**County** Madison  
**Owner** S&S, LLC of Flowood      **Address** 1620 N. Mill Street  
Jackson, MS 39202

#### Payment Due

FMVO: \$ 0.00 - Landowner Waived Rights of Just Compensation  
Damages: \$ 0.00  
Administrative Adjustment: \$ 0.00  
**Total: \$ 0.00**

Included herein:

- Properly Executed Warranty Deed and/or Temporary Easement
- Initialized FMVO
- Right of Way Plat Map
- Administrative Adjustment (if applicable)
- 3<sup>rd</sup> Party Release and Properly Executed Partial Release (if applicable)
- Waiver of Rights Just Compensation

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 this instrument of conveyance on the abovementioned project and parcel number were reached without coercion, promises other than those shown in the agreement, or threats of any kind whatsoever by or to either party whose name appears on this instrument.
3. The undersigned Right of Way Agent has no direct or indirect, present or contemplated future personal interest in the abovementioned parcels nor will in any way benefit from the acquisition of such property.

Date: 04/14/2020

Authorized Acquisition Agent:

A handwritten signature in black ink, appearing to read 'Greg M. Thompson', is written over a horizontal line.

Greg M. Thompson

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**PREPARED BY:**

Mike Espy (MB#5240)  
Mike Espy, PLLC  
4450 Old Canton Rd., Ste. 205  
Jackson, MS. 39211  
Phone: 601-355-9101

**RETURN TO:**

Mike Espy  
Mike Espy, PLLC  
4450 Old Canton Rd., Ste. 205  
Jackson, MS. 39211  
Phone: 601-355-9101

**WARRANTY DEED**

**STATE OF MISSISSIPPI  
COUNTY OF MADISON**

**FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the GRANTOR:**

**S & S LLC of FLOWOOD  
1620 N. Mill St  
Jackson, MS 39202  
(601) 354-5323**

**does hereby bargain, sell, grant, convey, and warrant unto GRANTEE:**

**Madison County, Mississippi  
A Body Politic  
125 West North Street  
Canton, MS 39046  
601.855.5500**

**the following described land and property located in Madison County, Mississippi, and more particularly described as follows:**

**Complete Legal Description is attached hereto as Exhibit A.**

**INDEXING INSTRUCTIONS: Section 7, Township 10 North, Range 4 East,  
Madison County, Mississippi**

**The foregoing warranty is made subject to the following exceptions:**

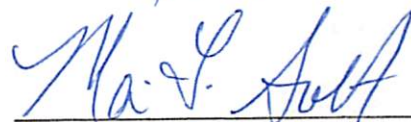
- 1) The Zoning Ordinances, Subdivision Regulations, Building Codes and land use regulations of Madison County, Mississippi;
- 2) Any right or interest in oil, gas, and other minerals in, on, or under the above-described property reserved or conveyed by prior owners; and
- 3) All protective covenants, building restrictions, rights-of-way, easements, and servitudes recorded in the land records of Madison County, Mississippi.

The Grantor acknowledges the existence of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, Public Law 91-646, and Sections 43-37-1, et seq., and Sections 43-39-1, et seq., of the Mississippi Code Annotated (1972), and acknowledges that Grantor is aware of its rights under said Act and laws, including, but not limited to:

- A. Notification of the Grantee's desire to obtain the property and receipt of a copy of the above named Act; and,
- B. The opportunity to receive an appraisal and to accompany the appraiser during the initial inspection; and,
- C. An opportunity to have the value of the property determined by a Court of competent jurisdiction and to be compensated therefore.

The Grantor does hereby waive all additional rights and privileges pursuant to Public Law 91-646, and under the "Real Property Acquisition Policies Law", plus any rights and privileges under the "Relocation Assistance Law" and Sections 43-37-1 et seq., and Sections 43-39-1 et seq., of the Mississippi Code Annotated (1972), and Grantor further acknowledges that the Grantee has complied with any and all laws and procedures set forth above. Grantor further acknowledges that it has received just compensation for the real property herein described.

WITNESS MY SIGNATURE, THIS THE 31<sup>st</sup> DAY OF March, 2020.

  
Marvin Scott, Manager of S&S LLC

**ACKNOWLEDGMENT**

STATE OF MISSISSIPPI

COUNTY OF Hinds

PERSONALLY appeared before me, the undersigned authority in and for the said jurisdiction, on this the 31 day of March, 2020, the within named Marvin Scott, Manager of S&S LLC OF FLOWOOD, who having been duly sworn by me acknowledged that on behalf of S & S LLC OF FLOWOOD, Inc. and as its act and deed, he signed, delivered and executed the above and foregoing instrument on the day and year therein mentioned for the purposes therein stated after first having been duly authorized by said LLC to do so.

WITNESS MY HAND AND OFFICIAL SEAL on this, the 31 day of March, 2020.

Shenequa Lee

NOTARY PUBLIC



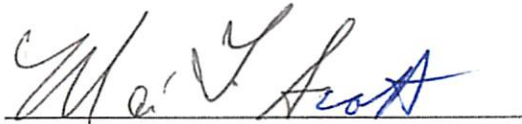
**Waiver of Rights to Just Compensation**

**Stump Bridge Road Bridge Project**

**Madison County, Mississippi**

I, the undersigned property owner, do hereby acknowledge that I have been made aware of my rights to just compensation and in further consideration of the benefits accrued to my property from the above-referenced project. I do hereby waive my rights to said just compensation and agree to donate the property necessary for this project for the good of the community and Madison County.

IN WITNESS WHEREOF, I have hereunto set our hands and seal on this the 31st day of March, 2020.



Marvin Scott, Manager of S&S LLC

S & S LLC of FLOWOOD  
1620 N. Mill St  
Jackson, MS 39202  
(601) 354-5323

To Whom It May Concern:

Marvin Scott, as Manager of S&S LLC as is hereby given authority to sign on behalf of, Manager of S&S LLC. for right of way for the Madison County Board of supervisors for the purpose of transferring ownership and title of land owned by of S&S LLC.

Signed:

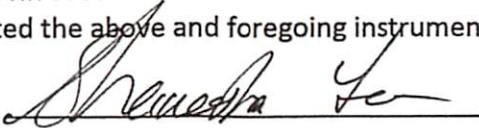


Marvin L. Scott as Man of S&S LLC.  
Print Name Title

Date: 3/31/2020

STATE OF Mississippi  
COUNTY OF Hinds

Personally appeared before me, the undersigned authority in and for the said county and state, on this 31 day of March, 2020, within my jurisdiction, the within named Marvin Scott who  
Marvin Scott  
acknowledged that he/she executed the above and foregoing instrument.

 (NOTARY PUBLIC)



My commission expires: Aug 4, 2020

Integrated Right of Way  
P. O. Box 3066  
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## 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:

Owners: S & S, LLC of Flowood  
Parcel No: 001  
Project No/Name: Stump Bridge Road State Aid Bridge Project  
County: Madison County, MS

Under the authority conveyed to me, and based on the waiver valuation for the above-named property, which is inclusive of all compensable interests, Madison County, MS, does hereby establish the offer of what is believed to be just compensation for the acquisition of the real property rights specified, in the amount of \$145.00.

Signed:  Date: 3/16/20  
Print: Gerald Steen  
Title: Board President

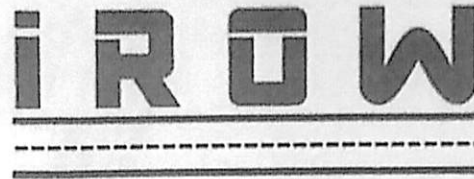
### NOTICE TO ACQUISITION AGENTS

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.



Providing Professional Right of Way Acquisition  
& Consultation Services

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**Fair Market Value Offer**

Date: March 27, 2020

Name: S & S, LLC of Flowood Project: 2020-2030 - Stump Bridge State Aid Bridge Project

Address: 1620 N. Mill Street County: Madison

Jackson, MS 39202 ROW Parcel(S): 001-00-00

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.

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 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 waiver valuation in the amount of \$145.00.

Appraisal X 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 improvement being acquired are:

The following real property and improvements are being acquired but not owned by you N/A

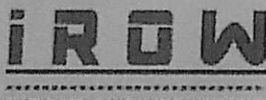
Separately held interest(s) in the real property are not applicable. These interests are not included in the above fair market value offer.

Land Value: 001-00-00 - 0.068 acre(s) X \$2,100 Per Acre	\$ 145.00
Improvements:	\$ 0.00
Damages:	\$ 0.00
X Parcel:	0.00
<b>Total Fair Market Value Offer</b>	<b>\$ 145.00</b>

*M.J.A.*

*[Signature]*

Right of Way Acquisition Agent

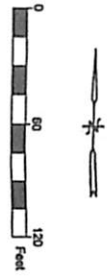


Providing Professional Right of Way  
Acquisition & Consultation Services



**LEGEND**

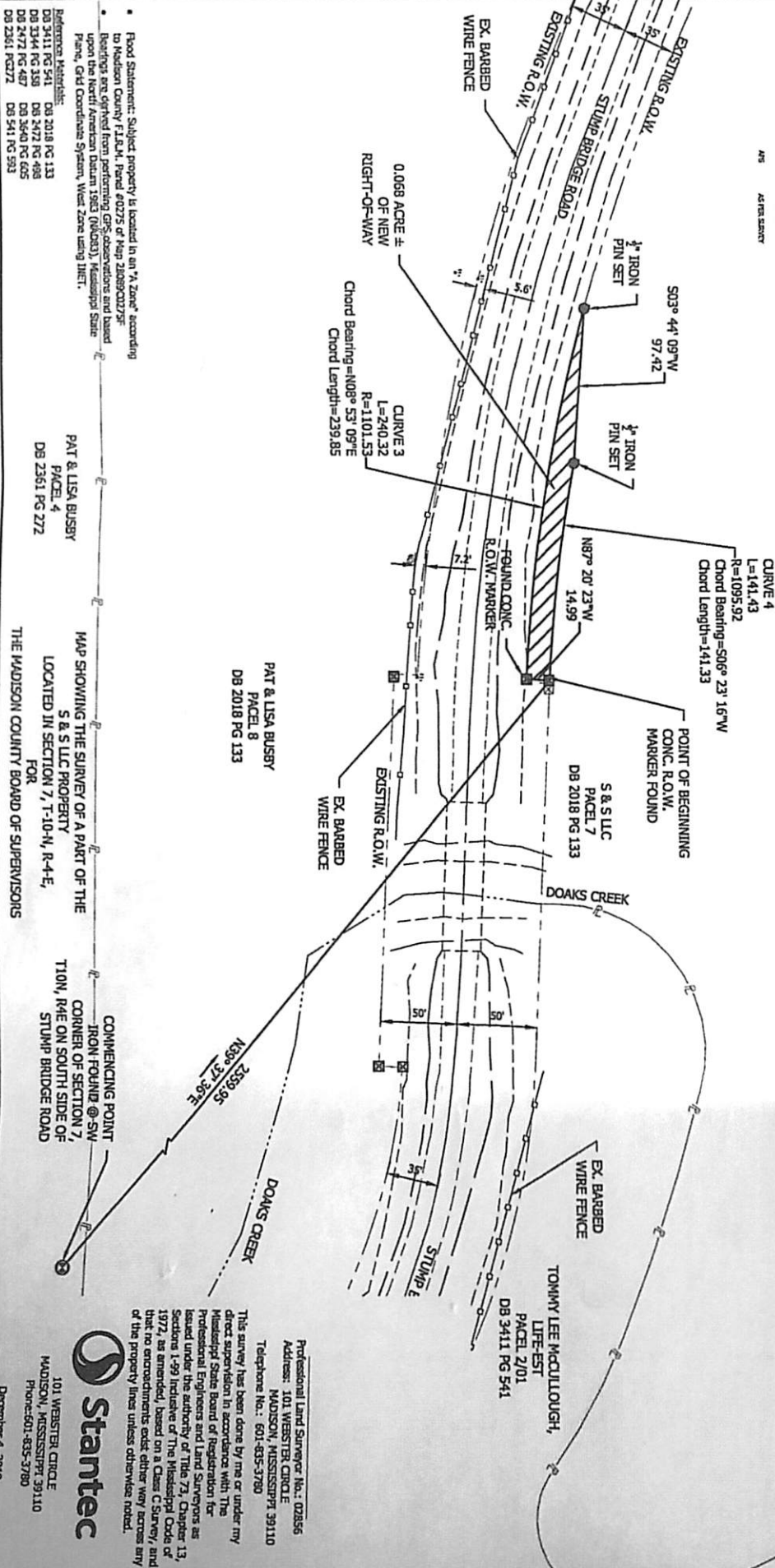
- ROAD ROW
- 30" PIN FOUND
- 30" PIN SET
- DOCKING ROD OF PINMENT
- DOCKING MARK
- DOCKING PIN
- AS TO CENTER
- AS TO SURVEY



**LEGAL DESCRIPTION:**

Commencing at an iron marking the Southwest Corner of Section 7, Township 10 North, Range 4 East, County of Madison, State of Mississippi containing 0.068 acres ± and more particularly described as follows:

4 East; run thence North 39°37'36" East, a distance of 2359.95 feet to a concrete right-of-way marker on the East Right-of-Way of Stump Bridge Road, said point being the Point of Beginning; run thence North 67°20'23" West, a distance of 14.99 feet to a concrete right-of-way marker; thence, run along the East Right-of-Way on a curve to the right with a chord bearing of North 08°53'07" East, a chord length of 239.85 feet, a radius of 1101.53 feet for a point; thence, run along a curve to the left with a chord bearing of South 03°44'09" West, a distance of 97.42 feet to a point; thence, run along a curve to the left with a chord bearing of South 06°23'16" West, a chord length of 141.33 feet, a radius of 1095.92 feet for a distance of 141.43 feet to a concrete right-of-way marker and the Point of Beginning.



• Flood Statement: Subject property is located in an "A" Zone, according to Madison County F.L.D.M., Panel #0275 of Map 2008-0275F.

• Bearings are obtained from performing GPS observations and based upon the North American Datum 1983 (NAD83), Mississippi State Plane, GCS Coordinate System, West Zone using ITRF1.

References:

- DB 3411 PG 541 DB 2018 PG 133
- DB 3344 PG 538 DB 5474 PG 605
- DB 2472 PG 467 DB 5474 PG 605
- DB 2361 PG 272 DB 541 PG 583

PAT & LISA BUSBY  
PACEL 4  
DB 2361 PG 272

MAP SHOWING THE SURVEY OF A PART OF THE  
S & S LLC PROPERTY  
LOCATED IN SECTION 7, T-10-N, R-4-E,  
FOR  
THE MADISON COUNTY BOARD OF SUPERVISORS

COMMENCING POINT  
IRON FOUND @ SW  
CORNER OF SECTION 7,  
T10N, R4E ON SOUTH SIDE OF  
STUMP BRIDGE ROAD



101 WESTER CIRCLE  
MADISON, MISSISSIPPI 39110  
Phone: 601-935-3780

December 4, 2019  
Field Survey - November 27, 2019

Professional Land Surveyor, No. 1 02856  
Address: 101 WESTER CIRCLE  
MADISON, MISSISSIPPI 39110  
Telephone No.: 601-935-3780

This survey has been done by me or under my direct supervision in accordance with The Mississippi State Board of Registration for Professional Engineers and Land Surveyors as issued under the authority of Title 73, Chapter 13, Sections 1-99 Inclusive of The Mississippi Code of 1972, as amended, based on a Class C Survey, and that no encroachments exist other than those shown on the property lines unless otherwise noted.

*M.L.F.*