

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** 002-00-00  
**County** Madison  
**Owner** Pat & Lisa Busby - Check payable to      **Address** 10 Winterfield Drive  
Pat Busby - see w-9      Jackson, MS 39211

**Payment Due**  
FMVO: \$355.00  
Damages: \$0.00  
Administrative Adjustment: \$0.00  
Total: \$355.00

**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)
  - Completed W-9
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 reach 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 solid horizontal line.

Greg M. Thompson

## Request for Taxpayer Identification Number and Certification

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

Print or type See Specific Instructions on page 2.	Name (as shown on your income tax return) <b>Pat Busby</b>	
	Business name/disregarded entity name, if different from above	
	Check appropriate box for federal tax classification (required): <input type="checkbox"/> Individual/sole proprietor <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) ▶ _____ <input type="checkbox"/> Exempt payee <input type="checkbox"/> Other (see instructions) ▶ _____	
	Address (number, street, and apt. or suite no.) <b>10 Winterfield Drive</b>	Requester's name and address (optional)
	City, state, and ZIP code <b>Jackson, MS 39211</b>	
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 the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Social security number																
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Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

### 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).

**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 on page 4.

Sign Here	Signature of U.S. person ▶ <i>Pat Busby</i>	Date ▶ <i>3/30/2020</i>
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### General Instructions

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

#### Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued).
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

**Definition of a U.S. person.** For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien.
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States.
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

**Special rules for partnerships.** Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

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**PREPARED BY:**  
Mike Espy (MB#5240)  
Mike Espy, PLLC  
317 E. Capitol St., Ste. 101  
Jackson, Mississippi 39201  
601.355.9101

**RETURN TO:**  
Mike Espy  
Mike Espy, PLLC  
317 E. Capitol St., Ste. 101  
Jackson, Mississippi  
39201 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 GRANTORS:

**Pat Busby and wife, Lisa Busby  
10 Winterfield Drive  
Jackson, MS 39211  
(601) 842-3915**

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:

**\*\*Must be signed in the presence of a notary\*\***

- 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 30<sup>th</sup> DAY OF March, 2020.


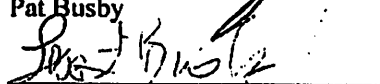
  
Pat Busby  
  
Lisa Busby

EXHIBIT A

A parcel of land situated in Section 7, Township 10 North, Range 4 East, County of Madison, State of Mississippi containing 0.089 acres ± and more particularly described as follows:

Commencing at an iron marking the Southwest Corner of Section 7, Township 10 North, Range 4 East, run thence North 37°49'24" East, a distance of 249.40 feet to a concrete right-of-way marker on the West Right-of-Way of Stump Bridge Road, said point being the Point of Beginning; Thence, run along a curve to the right with a chord bearing of North 08°50'13" East, a chord length of 260.30 feet, a radius of 1195.92 feet for a distance of 260.82 feet to a point; Thence run South 74°54'55" East, a distance of 14.88 feet to a point on the West Right-of-Way of Stump Bridge Road; Thence, run along a curve to the left with a chord bearing of North 08°48'31" West, a chord length of 257.06 feet, a radius of 1180.92 feet for a distance of 257.57 feet to a point; run thence, North 87°22'16" West, a distance of 15.01 to the Point of Beginning.

AND

A parcel of land situated in Section 7, Township 10 North, Range 4 East, County of Madison, State of Mississippi containing 0.078 acres ± and more particularly described as follows:

Commencing at an iron marking the Southwest Corner of Section 7, Township 10 North, Range 4 East, run thence North 43°59'09" East, a distance of 2101.37 feet to a point on the West Right-of-Way of Stump Bridge Road, said point being the Point of Beginning; Thence, leaving said right-of-way, run North 52°57'08" West, a distance of 15.00 feet; Thence run along a curve to the left with a chord bearing of North 20°04'19" East, a chord length of 218.62 feet, a radius of 374.36 feet for a distance of 221.85 feet to a concrete right-of-way marker; Thence run South 88°53'51" East, a distance of 15.00 feet to a concrete right-of-way marker on the West Right-of-Way of Stump Bridge Road; Thence, run along a curve to the left along the West Right-of-Way with a chord bearing of South 20°04'20" West, a chord length of 227.37 feet, a radius of 389.62 feet for a distance of 230.73 feet to the Point of Beginning.

STATE OF MISSISSIPPI  
COUNTY OF Rankin

PERSONALLY appeared before me, the undersigned authority in and for the said jurisdiction, on this the 30<sup>th</sup> day of March, 2020, the within named PAT BUSBY, who having been duly sworn by me acknowledged that signed, delivered and executed the above and foregoing instrument on the day and year therein mentioned for the purposes therein stated.

WITNESS MY HAND AND OFFICIAL SEAL on this, the 30<sup>th</sup> day of March, 2020.

My Commission Expires:  
7/24/2023



Jennifer R. Reed  
NOTARY PUBLIC

STATE OF MISSISSIPPI  
COUNTY OF Rankin

PERSONALLY appeared before me, the undersigned authority in and for the said jurisdiction, on this the 30<sup>th</sup> day of March, 2020, the within named LISA BUSBY signed, delivered and executed the above and foregoing instrument on the day and year therein mentioned for the purposes therein stated.

WITNESS MY HAND AND OFFICIAL SEAL on this, the 30<sup>th</sup> day of March, 2020.

Jennifer R. Reed  
NOTARY PUBLIC

My Commission Expires:  
7/24/2023



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



Fair Market Value Offer

Date: March 27, 2020

Name: Pat & Lisa Busby Project: 2020-2030 - Stump Bridge State Aid Bridge Project

Address: 10 Winterfield Drive County: Madison

Jackson, MS 39211 ROW Parcel(S): 002-00-00

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 \$355.00.

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: 002-00-00 - 0.167 acre(s) X \$2,100 Per Acre	\$	<u>355.00</u>
Improvements:	\$	<u>0.00</u>
Damages:	\$	<u>0.00</u>
X Parcel:		<u>0.00</u>
<b>Total Fair Market Value Offer</b>	<b>\$</b>	<b><u>355.00</u></b>

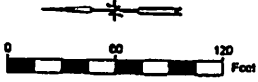
*APP*  
*[Signature]*

*[Signature]*  
Right of Way Acquisition Agent



Providing Professional Right of Way  
Acquisition & Consultation Services



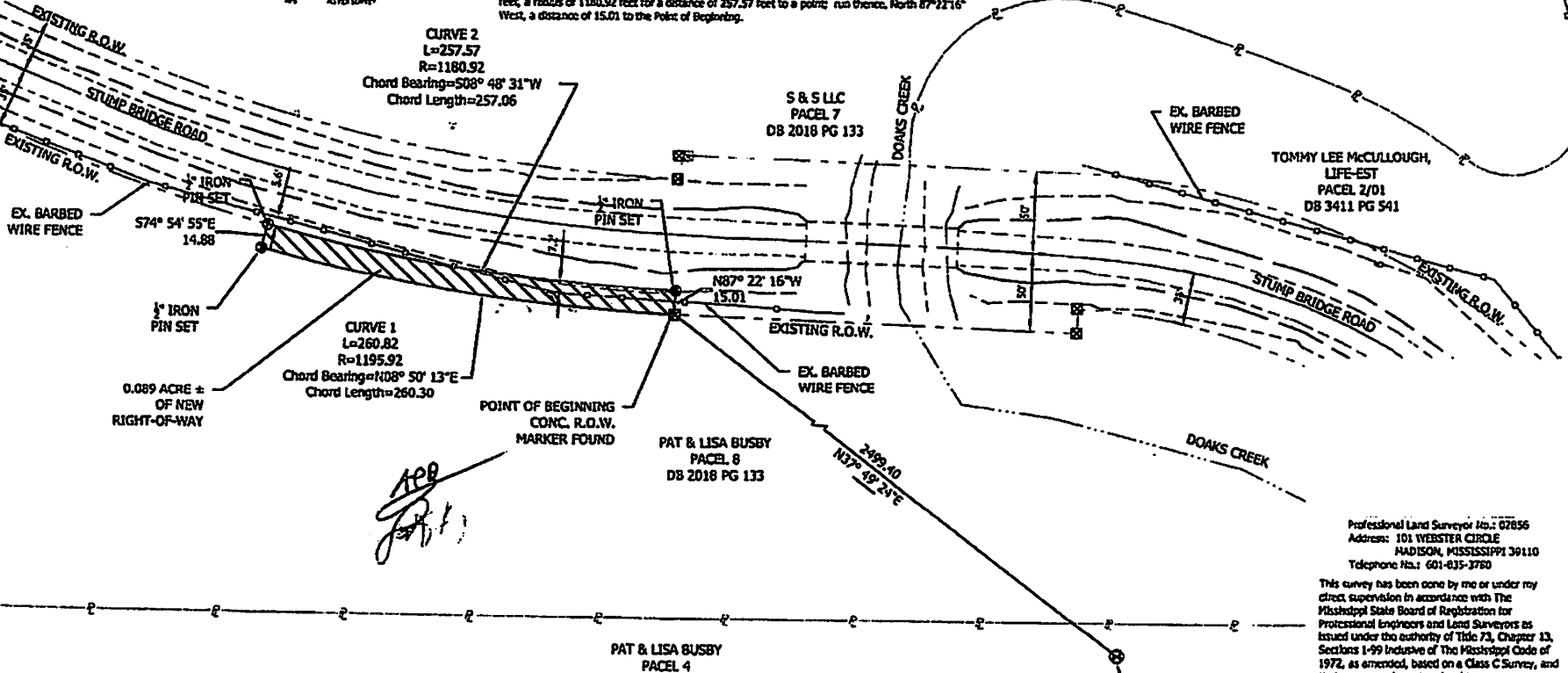


- LEGEND**
- POWER POLE
  - ⊙ PUMP OR POND
  - ⊙ IRON PIN SET
  - EXISTING EASE OF WAY
  - - - - EXISTING R.O.W.
  - - - - EXISTING FENCE
  - APD AS PER DEED
  - APV AS PER SURVEY

**LEGAL DESCRIPTION:**

A parcel of land situated in Section 7, Township 10 North, Range 4 East, County of Madison, State of Mississippi containing 0.089 acres ± and more particularly described as follows:

Commencing at an iron marking the Southwest Corner of Section 7, Township 10 North, Range 4 East; run thence North 37°45'24" East, a distance of 2499.40 feet to a concrete right-of-way marker on the West Right-of-Way of Stump Bridge Road, said point being the Point of Beginning; Thence, run along a curve to the right with a chord bearing of North 08°50'13" East, a chord length of 260.30 feet, a radius of 1195.92 feet for a distance of 260.82 feet to a point; Thence run South 74°54'33" East, a distance of 14.88 feet to a point on the West Right-of-Way of Stump Bridge Road; Thence, run along a curve to the left with a chord bearing of North 08°46'31" West, a chord length of 257.06 feet, a radius of 1180.92 feet for a distance of 257.57 feet to a point; run thence, North 87°22'16" West, a distance of 15.01 feet to the Point of Beginning.



*APB*  
*[Signature]*

- Flood Statement: Subject property is located in an "A Zone" according to Madison County F.I.R.M., Panel #0175 of Map 20089C0275F
- Bearings are derived from performing GPS observations and based upon the North American Datum 1983 (NAD83), Mississippi State Plane, Grid Coordinate System, West Zone using INET.

- Reference Materials:**
- DB 3411 PG 541 DB 2018 PG 133
  - DB 3314 PG 358 DB 2472 PG 498
  - DB 2472 PG 487 DB 3640 PG 605
  - DB 2251 PG 277 DB 541 PG 583

MAP SHOWING THE SURVEY OF A PART OF THE  
PAT & LISA BUSBY 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

Professional Land Surveyor No.: 02856  
Address: 101 WEBSTER CIRCLE  
MADISON, MISSISSIPPI 39110  
Telephone No.: 601-835-3780

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 either way across any of the property lines unless otherwise noted.



December 4, 2019  
Field Survey - November 27, 2019

