

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 Old Highway 16 State Aid Bridge Project **Parcel** 001-00-00
County Madison
Owner Bob K. Faucette & William C. Mattox - **Address** 1108 Belledeer Drive
Check payable to Bob Faucette, see W9 Tupelo, MS 38804

Payment Due

FMVO:	\$ 570.00
Damages:	\$0.00
Administrative Adjustment:	\$0.00
Total:	\$570.00

Included herein:

- Properly Executed Warranty Deed and/or Temporary Easement
- Initialized FMVO
- Right of Way Plat Map
- Administrative Adjustment (if applicable)
- 3rd 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: 05/18/2020

Authorized Acquisition Agent:

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

Greg M. Thompson

Request for Taxpayer Identification Number and Certification

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

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

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
BOB K. FAUCETTE

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 **one** of the following seven boxes.

Individual/sole proprietor or single-member LLC C Corporation S Corporation Partnership Trust/estate

Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

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) _____
(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
1108 BELLEDEER

6 City, state, and ZIP code
TUPELO, MS 38804

7 List account number(s) here (optional)

Requester's name and address (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

4	2	5	-	9	0	-	9	9	4	8
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or

Employer identification number

			-							
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Part II Certification

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

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

Sign Here Signature of U.S. person ▶ Bob K. Faucette Date ▶ 5-15-20

General Instructions

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

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

Purpose of Form

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

- Form 1099-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 r

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:

Bob K. Faucette
1108 Belledeer Drive
Tupelo, MS 38804
(662)-401-4510

and

William C. Mattox
30038 Buchanan Road
Nettleton, MS 38858
662-687-4433

does hereby bargain, sell, grant, convey, and warrant up to and not in excess of the \$570.00 purchase price 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 3, Township 9 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 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 8th DAY OF May, 2020.



Bob K. Faucette



William C. Mattox

EXHIBIT A

COMPLETE LEGAL DESCRIPTION

A parcel of land situated in Section 3, Township 9 North, Range 4 East, County of Madison, State of Mississippi containing 0.217 acres \pm and more particularly described as follows:

Commencing at an iron buggy axle marking the Northwest Corner of Section 3, Township 9 North, Range 4 East; run thence South 87°55'51" East, a distance of 947.90 feet to a point on the South Right-of-Way of Old Highway 16, said point being the Point of Beginning; Thence, run along said Right-of-Way North 86°47'00" East, a distance of 366.01 feet to a point; thence leaving said Right-of-Way, run South 62°53'23" West, a distance of 59.60 feet to a point; run thence, South 80°41'41" West, a distance of 136.12 feet to a point; run thence, South 86°37'51" West, a distance of 58.92 feet to a point; run thence, North 74°56'03" West, a distance of 123.48 feet to the Point of Beginning.

STATE OF MISSISSIPPI

COUNTY OF Lee

PERSONALLY appeared before me, the undersigned authority in and for the said jurisdiction, on this the 8th day of May, 2020, the within named Bob K. Faucette, who having been duly sworn by me acknowledged that 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 corporation to do so.

WITNESS MY HAND AND OFFICIAL SEAL on this, the 8th day of May, 2020.

Sharron Mize
NOTARY PUBLIC



My Commission Expires:

May 12, 2024

STATE OF MISSISSIPPI

COUNTY OF Lee

Personally appeared before me, the undersigned authority in and for the State and County aforesaid, William C. Mattox, who acknowledged on oath that he executed and delivered the above and foregoing Warranty Deed on the date and for the purposes therein described.

Given under my hand and seal, this the 8th day of May, 2020.

Sharron Mize
NOTARY PUBLIC



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: Bob K. Faucette & William C. Mattox Project: 2020-2030 - Old Hwy 16 State Aid Bridge Project

Address: 1108 Belledeer Drive County: Madison

Tupelo, MS 38804 ROW Parcel(S): 001-00-00 & 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 \$570.00.

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.

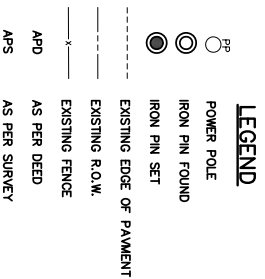
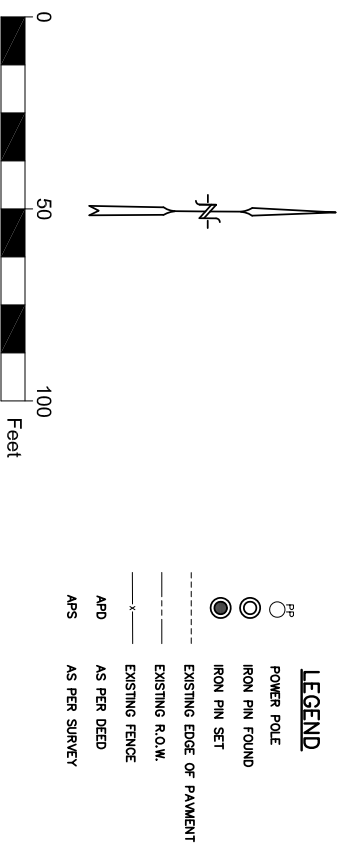
Land Value: 0.217 acre(s) X \$2,100 Per Acre	\$	<u>570.00</u>
Improvements:	\$	<u>0.00</u>
Damages:	\$	<u>0.00</u>
X Parcel:		<u>0.00</u>
Total Fair Market Value Offer	\$	<u>570.00</u>

A handwritten signature in blue ink, appearing to be 'LJ', is written over a horizontal line.

Right of Way Acquisition Agent



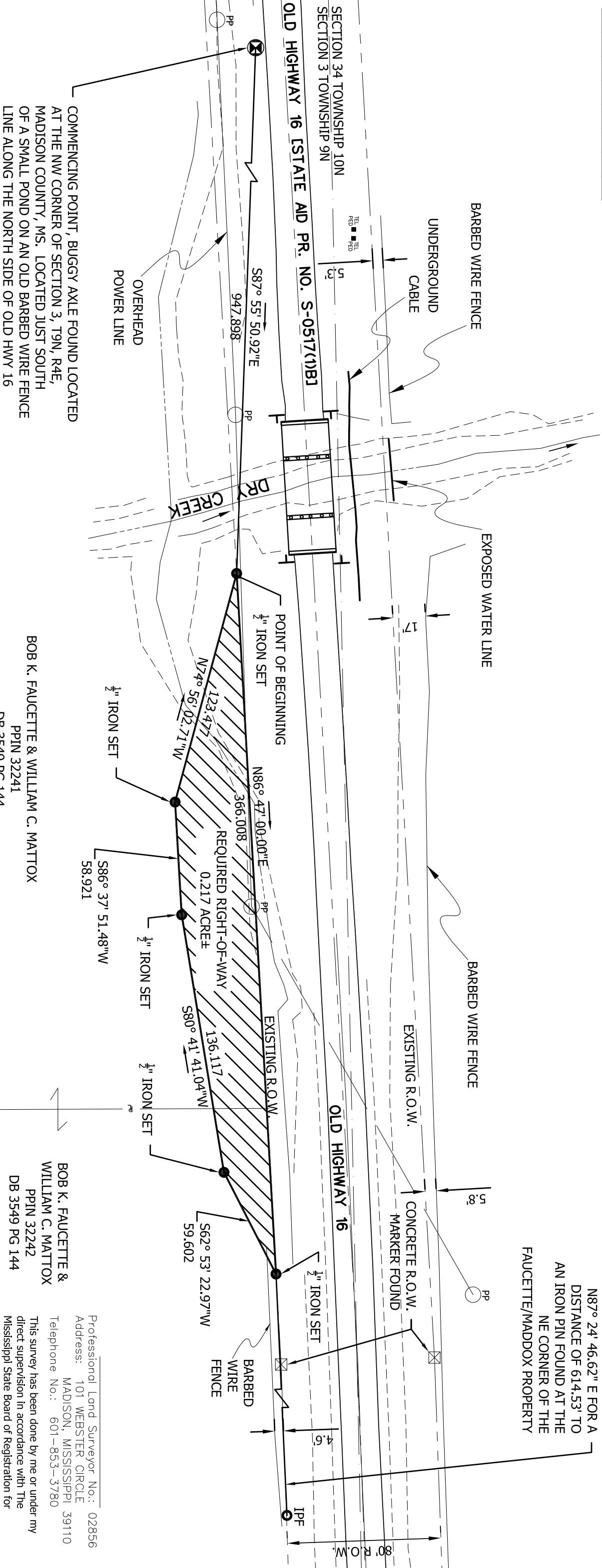
**Providing Professional Right of Way
Acquisition & Consultation Services**



LEGAL DESCRIPTION:

A parcel of land situated in Section 3, Township 9 North, Range 4 East, County of Madison, State of Mississippi containing 0.217 acres ± and more particularly described as follows:

Commencing at an iron buggy axle marking the Northwest Corner of Section 3, Township 9 North, Range 4 East; run thence South 87°55'51" East, a distance of 947.90 feet to a point on the South Right-of-Way of Old Highway 16, said point being the Point of Beginning; Thence, run along said Right-of-Way North 86°47'00" East, a distance of 366.01 feet to a point; thence leaving said Right-of-Way, run South 62°53'23" West, a distance of 59.60 feet to a point; run thence, South 80°41'41" West, a distance of 136.12 feet to a point; run thence, South 86°37'51" West, a distance of 58.92 feet to a point; run thence, North 74°56'03" West, a distance of 123.48 feet to the Point of Beginning.



N87° 24' 46.62" E FOR A DISTANCE OF 614.53' TO AN IRON PIN FOUND AT THE NE CORNER OF THE FAUCETTE/MADDOX PROPERTY

BOB K. FAUCETTE & WILLIAM C. MATTOX
PPIN 32241
DB 3549 PG 144

BOB K. FAUCETTE & WILLIAM C. MATTOX
PPIN 32242
DB 3549 PG 144

- Flood Statement: Subject property is located in an "X Zone" according to Madison County F.I.R.M. Panel #0275F
 - 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 11 PG 159
 - DB 54 PG 178
 - DB 54 PG 518
 - DB 88 PG 464
 - DB 237 PG 129
 - DB 306 PG 323
 - DB 3549 PG144
 - DB3612 PG 395

MAP SHOWING THE SURVEY OF THE FAUCETTE/MADDOX PROPERTY LOCATED IN SECTION 3, T-9-N, R-4-E, FOR THE MADISON COUNTY BOARD OF SUPERVISORS

Professional Land Surveyor No.: 02856
Address: 101 WEBSTER CIRCLE
MADISON, MISSISSIPPI 39110
Telephone No.: 601-853-3780

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.

November 25, 2019
Field Survey - November 21, 2019

101 WEBSTER CIRCLE
MADISON, MISSISSIPPI 39110
Phone: 601-853-3780