

Medical Hardship Letter

Dr. L. C. Tenin
122 East Academy Street
Canton MS, 39046

Date: August 26, 2020

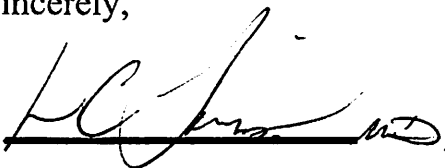
To Whom Ever It May Concern:

As Henry Lewis's doctor. I am writing to confirm that (he/she) is unable to perform duties/work/make payment due to his current illnesses.

On March 20, 2005, I diagnosed Henry Lewis with COPD, high blood pressure, and a very special heart condition which involves pacemaker device. Since these are serious symptoms that require medication and rest, it means that Henry Lewis is unable to perform duties or work duties and will need futher assistance after care. This period of rest and action should last until futher notice.

Please contact me if you have any further questions about Henry Lewis's abilities or limitations.

Sincerely,

A handwritten signature in black ink, appearing to read "L. C. Tenin MD", written over a horizontal line.

August 15, 2020

ATTN: To Whom Ever It May Concern:

I Jessica Lewis is writing to address the board to take in consideration upon moving a trailer mobile home at my current and following location: 093D-17DC-067 Main St, Madison County, Ms

I am the DCP (direct care provider) to my uncle Henry Lewis which has a very serious heart condition and lives around the block at 519 Sugarhill St. Canton MS 39046. With the board's permission it will allow me to have better access to him by getting (relocating) closer to him. Feel free if you need to reach me at 601 209 6857.

Thank You..

Jessica Lewis



Madison County GIS Department Kay Little 125 W Center St Canton, MS 3904

200ft
-90.019 32.625 Degrees

BOOK 3904 PAGE 902 DOC 01 TY W
INST # 900660 MADISON COUNTY MS.
This instrument was filed for
record 8/27/20 at 4:07:31 PM
RONNY LOTT, C.C. BY: KAA D.C.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars
(\$10.00), cash in hand paid, and other good and valuable considerations, the
receipt and sufficiency of all of which are hereby acknowledged, the
undersigned **Curtis Potts**, does hereby sell, convey and quitclaim unto
Jessica Lewis, all of his interest in the following described real property
situated in the Madison County, Mississippi, to-wit;

A lot or parcel of land fronting 60 feet on the east side of Main Street, lying and being
situated in the W 1/2 SW 1/4, Section 17, Township 9 North, Range 3 East, Madison County,
Mississippi, and more particularly described as follows:

Beginning at a point on the east side of Main Street that is 789 feet north of and 395 feet east
of the intersection of the south line of Matthew Avenue with the east line of the "Industrial Park
Subdivision", and run South along the east line of Main Street for 60 feet to a point; thence East for
100 to a point; thence North for 60 feet to a point ; thence West for 100 feet to the point of beginning.

This conveyance is subject to all easements, restrictive covenants, and
mineral reservations affecting the above described property.

WITNESS MY SIGNATURE, this the 27 day of 8
,2020.

Crantor's address
Curtis Potts
415 Jones Street
Canton, MS. 39046
601-613-8714

Curtis Potts
~~Grantee~~ Curtis Potts

Jessica Lewis
200-360-390 → 390 Ricks Dr Apt
B8 Canton MS 39046
601-209-6857

②

STATE OF MISSISSIPPI

COUNTY OF MADISON

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid **Curtis Potts**, who acknowledged that he signed and delivered the above and foregoing Quitclaim Deed on the date and for the purposes therein mentioned.

WITNESS my signature and official seal of office, this 27 day of August, 2020.



Ronny Lott

NOTARY PUBLIC
By Cheryl Houston
My Commission Expires January 1, 2024

GRANTOR'S ADDRESS:

Curtis Potts
415 Jones Street
Canton MS, 39046
(601) 613-8714

GRANTEE ADDRESS:

Jessica Lewis
390 Ricks Drive Apt. G8
Canton MS, 39046
(601) 209-6857

INDEXING INSTRUCTIONS: A lot or parcel of land fronting 60 feet on the east side of Main Street, lying and being situated in the W1/2 SW 1/4, Section 17, Township 9 North, Range 3 East, Madison County, Mississippi

PREPARED BY:

JESSICA LEWIS
390 RICKS DRIVE APT. G8
CANTON MS, 39046

CONTRACT FOR DEED

Property: Tax Parcel 093D-17C-067/00.00 (PPIN: 28798), also known as Main St., Madison County, MS

Seller shall quitclaim the interest in the Property acquired at the August 2017 tax sale when Seller has received payment in full.

Purchase Price and Payment Terms:

\$550, including all "closing costs" as reimbursement for tax deed and quitclaim deed filing fees and related administrative costs, to be paid on or before August 7, 2020.

An additional 3% will be added to payments made by credit card to cover Visa/MasterCard/Amex fees.

Buyer will be charged \$20.00 for checks returned for insufficient funds. All payments should be made to Seller at the following address:

Viking Investments
PO Box 321
Jackson, Mississippi 39205
601-326-1639

Agreement: Buyer agrees to purchase and Seller agrees to convey by quitclaim all of Seller's interest in the Property described above acquired at the August 2017 tax sale in accordance with this Contract. Grantor retains all mineral rights, together with the rights of ingress and egress for the development and removal of same.

Taxes and Liens: Buyer shall be responsible for any lis pendens, outstanding property assessments, back and/or current property taxes, liens, judgments, encumbrances, deficiencies or other items existing and/or of record. Buyer understands that 2017 and subsequent years' taxes, interest and penalties remain unpaid and are the responsibility of Buyer. Buyer agrees to pay 2017 taxes before August 27, 2020.

J.L. By initialing here you acknowledge your obligation in regards to taxes.

Warranties: Seller and Buyer acknowledge that this is an "As is", "Where is" sale, and Seller has not made and makes no warranties or representations regarding the Property, express or implied, including, without limitation, its habitability, condition or fitness for any particular use or purpose or merchantability of title. Buyer agrees if the full purchase price is paid in accordance with this Contract, the Property shall be quitclaimed by Seller and accepted by Buyer in an "As is" condition on the closing date.

Arbitration. BY EXECUTING THIS AGREEMENT, THE PARTIES HERETO AGREE THAT ANY DISPUTE RELATING TO OR IN RESPECT OF THIS AGREEMENT (INCLUDING THE AGREEMENTS AND ADDENDA FORMING PART OF THIS AGREEMENT), ITS NEGOTIATION, EXECUTION, PERFORMANCE, SUBJECT MATTER, OR ANY COURSE OF CONDUCT OR DEALING OR ACTIONS UNDER OR IN RESPECT OF THIS AGREEMENT, SHALL BE SUBMITTED TO AND RESOLVED EXCLUSIVELY PURSUANT TO ARBITRATION IN ACCORDANCE WITH THE COMMERCIAL ARBITRATION RULES OF THE AMERICAN ARBITRATION ASSOCIATION. SUCH ARBITRATION SHALL TAKE PLACE IN HINDS COUNTY, MISSISSIPPI. DECISIONS PURSUANT TO SUCH ARBITRATION SHALL BE FINAL, CONCLUSIVE AND BINDING ON THE PARTIES. UPON THE CONCLUSION OF ARBITRATION, THE PARTIES MAY APPLY TO ANY COURT OF COMPETENT JURISDICTION TO ENFORCE THE DECISION PURSUANT TO SUCH ARBITRATION. THE PREVAILING PARTY IN ARBITRATION SHALL BE ENTITLED TO RECOVER REASONABLE COSTS AND ATTORNEYS FEES FROM THE OTHER PARTY. THE PARTIES HERETO HEREBY WAIVE AND SHALL NOT SEEK JURY TRIAL IN ANY LAWSUIT, PROCEEDING, CLAIM, COUNTERCLAIM, DEFENSE OR OTHER LITIGATION OR DISPUTE UNDER OR IN RESPECT OF THIS AGREEMENT.

This Contract comprises the entire agreement of the Seller and the Buyer, and it is agreed that no other

representation or agreements have been made or relied upon. Additionally, until a signed contract and good funds representing the initial payment have been received by Seller, Seller reserves the right to cancel this agreement. All sales are final.

Seller: Viking Investments

Buyer: Jessica Lewis

By: [Signature]

By: [Signature]

Date: 8/7/2020

Date: 8/7/2020

br /rn

Print the name(s), addresses, and telephone number (with area code) of Buyer below:

Full Name(s): Jessica Lewis

Physical Address: 390 Ricks Dr city: Canton st: MS zip: 39040

Mailing address (if different from above): _____

Telephone Number: 601-209-6857

Email Address: Jessica Lewis 5698@yahoo.com

Upon payment in full, a quitclaim deed for the property will be prepared and delivered to the county Chancery Clerk for filing. The county requires a physical address in the body of the quit claim deed. Is the above information what we should use for the deed? (yes or no) yes
If not, please provide that information:

Full Name(s): _____

Physical Address: _____

City, State: _____ Zip: _____

Telephone Number: _____

DISCLOSURES:

TAX DEED CONVEYENCE - Per § 27-45-23 of Mississippi Code... "shall vest in the purchaser a perfect title with the immediate right of possession to the land sold for taxes. No such conveyance shall be invalidated in any court except by proof that the land was not liable to sale for the taxes, or that the taxes for which the land was sold had been paid before sale, or that the sale had been made at the wrong time or place..." or that prior parties of interest, which include mortgage companies, were not provided proper notice of a pending maturity. While a tax deed conveyance is considered "perfect title" it is not free and clear title and may be subject to disputes or claims raised by prior owners of record, heirs, mortgage companies, etc. Seller has made effort to contact prior owner to determine that they have abandoned the property. We are sometimes not able to locate prior owners and we do not warrant against conditions that could result in the cancellation of a tax deed. To eliminate the potential risk of a former owner or lender attempting to get the property back, we recommend the filing of a lawsuit to confirm title. We advise you to seek legal counsel for any questions or concerns you may have regarding this title or transaction.

J.L. By initialing here you acknowledge the above statement regarding title.

Signature of Buyer: [Signature] Date 8/7/2020