

RONNY LOTT
MADISON COUNTY CHANCERY CLERK

MEMORANDUM

TO: Madison County Board of Supervisors

FROM: Ronny Lott, Chancery Clerk

DATE: September 8, 2020

RE: Void 2019 Tax Sale of
Anthony Brown, Parcel No. 061I-32A-099/00.00

Request to void 2019 Tax Sale on Anthony Brown, Parcel No. 061I-32A-099/00.00. This property was recorded in my office on May 4, 2018 and the notice to increase the assessment to the former owner, Mr. Anthony Brown, was mailed in July, 2018. The increase was presented by the Tax Assessor as rental property and therefor the charges should follow Mr. Brown and not the new owner.

The tax purchaser is due a refund, and I request that you authorize and direct the Tax Collector issue refund.

BOOK 3597 PAGE 200 DOC 01 TY W
INST # 838292 MADISON COUNTY MS.
This instrument was filed for
record 5/04/18 at 10:38:49 AM
RONNY LOTT, C.C. BY: RSK D.C.

Prepared by:

W. Robert Coleman, Jr. (MBN 10312)
Benchmark Title, LLC
774 Avery Blvd., N.
Ridgeland, Mississippi 39157
Telephone: (601) 750-1898
Telecopier: (662) 796-0215

Return to:

312-12⁰⁰
W. Robert Coleman, Jr.
Benchmark Title, LLC
774 Avery Blvd., N.
Ridgeland, Mississippi 39157

INDEXING INSTRUCTIONS: **Lot 36, The Woodlands of Flora, Part One
Madison County, Mississippi**

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00) cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, We

Anthony Brown
("Grantor")
103 Cedar Creek Dr.
Flora, MS 39071
Telephone: (601) 918-1102

Do hereby sell, convey and warrant unto

Carla Taylor
("Grantee")
103 Cedar Creek Dr.
Flora, MS 39071
Telephone: (769) 218-6770

the following described land lying and situated in Madison County, Mississippi, being more particularly described as follows to-wit:

Lot 36, The Woodlands of Flora, Part One, a subdivision according to the map or plat thereof, filed for record in Plat Cabinet D at Slide 145, in the office of the Chancery Clerk of Madison County, at Canton, Mississippi, reference to which is hereby made in aid of this description.

The warranty of this conveyance is subject to the following exceptions:

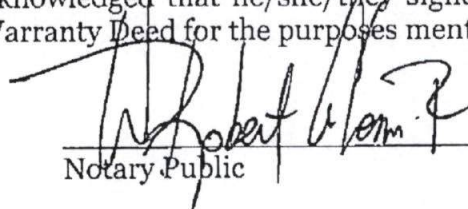
1. All prior oil, gas, sand, gravel, and mineral reservations, conveyances, or leases of record.
2. All recorded encumbrances, restrictive covenants, building restrictions, rights of way or easements applicable to the property described herein.
3. All matters as would be shown by an accurate survey or inspection of the subject property.
4. Ad valorem taxes for the year 2018 have been pro rated on an estimated basis by the Grantor and the Grantee as of the date of this conveyance. If actual taxes differ from the estimate, the parties shall adjust the proration and the party owing taxes shall pay such amount to the other party.

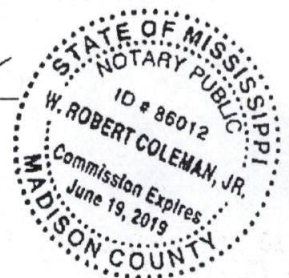
IN WITNESS WHEREOF, the Grantor have executed this instrument on this the 30th day of April 2018.


Anthony Brown

STATE OF MS
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said County and State on this the 30th day of April 2018 within my jurisdiction, the within named **Anthony Brown** who acknowledged that he/she/they signed, executed and delivered the above and foregoing Warranty Deed for the purposes mentioned on the day and year therein mentioned.


Notary Public



PTAX0I - B
Tax Year 2019

County of Madison
TAX RECEIPT INQUIRY
9/02/2020

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F M Software

<u>Receipt</u>	<u>Parcel Number</u>	<u>Tax Distr Num</u>	<u>Ex Code</u>	<u>Mills</u>
R 990365	061I-32A-099/00.00	425		98.6800

PTAX0I-24 PARCEL HAS UNREDEEMED TAX SALE - SEE CHANCERY CLERK *SEVERE*
DELINQUENT TAX DUE - CHANCERY CLERK

Name	Value	Tax
BROWN ANTHONY	Total Valuation.	12878 1,270.80
Description	Exempt Credit.	1500- 600.00-

----- All Exempt Credit.

103 CEDAR CREEK DR	Net Ad Valorem Tax.	1,870.80
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FLORA MS 39071

LOT 36 THE WOODLANDS OF FLORA PART	Total Tax	1,870.80
INCREASES:	Total Paid (see below).	2,004.76
2016=6791X.09268=629.39+300.00 HS	Interest Due.00
2017=6791X.09445=641.41+300.00 HS	Amount Due.	*PRINTED*

TOTAL 1270.80+600.00 HS

INSTALLMENTS

	<u>Date</u>	<u>Interest</u>	<u>Batch</u>	<u>Taxes</u>
1	8/26/19	130.96	SAL	1,870.80
2				
3				

Enter=Next | F1=Search | F3=End | F7=End