

**Mumford & Mumford, PLLC
100 Webster Circle, Suite 1
Madison, MS 39110
(601) 540-6861**

CERTIFICATE OF TITLE

Madison County Board of Supervisors
Attn: Mike Espy, Board Attorney
146 West Center Street
Canton, Mississippi 39046

RE: File Number 2021-8044
Parcel Number 072C-08C-053, 60 ft x 60 ft in 8/7N/2E, bounded by Main Street
and Madison Street
(See annexed rider Marked Exhibit "A" for complete legal description of
property)

This is to certify that I have made a careful examination of the public records in the offices of the Chancery Clerk and Tax Collector of **Madison County, Mississippi**, insofar as the same pertain to the title to the lands herein described. This examination covers a period of time beginning thirty-two (32) years prior to the date of this Certificate. Within the above stated parameters, I am of the opinion that *fee simple title* in and to the above described lands is vested in **Madison County, Mississippi**; subject to the following liens, encumbrances and exceptions, to-wit:

1. Subject to the Boundary Line Agreement executed on September 7, 1999 and recorded in the Madison County Land Records in Book 450, Page 062.
2. Subject to any and all valid and outstanding leases, exceptions, reservations and conveyances of minerals of every kind and character, including, but not limited to, oil, gas, sand, and gravel, in, on or under the subject property, together with rights of ingress and egress for the purpose of exploring and mining same; provided, however, that no opinion is hereby given as to the ownership of the mineral estate in, on or under the herein described real property.
3. Zoning ordinances and other ordinances of the County and/or City in which the subject property is located.
4. Rights of parties in possession, deficiencies in quantity of land, boundary line disputes, roadways, unrecorded servitude's and/or easements, and any matter not of record which would be disclosed by an accurate survey or inspection of the premises.

5. Any errors due to improper indexing in the office of the Chancery Clerk, Circuit Clerk or Tax Collector of Madison County, Mississippi.
6. Easements and rights-of-way for roads, pipelines, public utilities and transmission lines not visible from the surface or not shown by the public records.
7. Any documents that have been scanned and/or recorded but not indexed by the Chancery Clerk's Office of said County.
8. This certificate of title does not cover riparian and/or littoral rights or any title or rights asserted by anyone including, but not limited to, persons, corporations, governments, or other entities to tidelands or lands comprising the shores or bottoms of navigable rivers, lakes, bays, gulf, lands beyond the line on the harbor or bulkhead lines as established or changed by the United States government, or water rights, if any, including, but not limited to all laws, rules, and regulations promulgated or to be promulgated by the United States Government or the State of Mississippi, including the provisions of the Coastal Wetlands Protection Laws of the State of Mississippi.
9. I certify as to no portion of subject property lying within the bounds of a public thoroughfare, road and or railroad right-of-way.
10. Subject to any and all building restrictions and protective covenants, whether of record or not.
11. Subject to any unrecorded materialmen's or mechanics' liens.
12. Subject to any liability or loss due to environmental contamination caused by toxic or hazardous materials on or within the subject property arising from the past use of said property, if any, or due to violation of any environmental protection law of any governmental body.
13. Subject to any liens pursuant to any State or Federal acts, statutes, laws, regulations or provisions pertaining to Medicaid or other assistance programs.
14. Subject to any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvement now or hereinafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law, ordinance or governmental regulation.

DISCLAIMER/LIMITATION OF USE

Any unauthorized duplications or reproductions of this certificate shall render this certificate void and relieve the undersigned from any and all liability hereunder. The information provided by this Certificate of Title is solely for the use and benefit of Client and may not be relied upon by any other person, firm, corporation or entity. Subsequent reliance contrary hereto shall render this certificate void and relieve the undersigned of any liability hereunder. This report may not be assigned, transferred or conveyed without the consent of the Firm. Client may use the information provided in this certificate for a period of one year from the date hereof, and thereafter, any and all liability or obligations on the part of the Firm shall cease and terminate. Although title insurance is obtainable during the term of this certificate, this certificate is not intended as a substitute for title insurance, and the liability of the Firm shall be limited to the consideration actually paid by Client for this certificate. No person, including the addressee, shall be entitled to rely on this Certificate for the purpose of writing any title insurance policy, either owner's or mortgagee's, from any title insurance company authorized to sell title insurance in the State of Mississippi.

SO CERTIFIED ON THIS 3rd day of June, 2021.

/s/ Kamesha B. Mumford
Kamesha B. Mumford, Esq.

PREPARED BY:
Kamesha B. Mumford
Mumford & Mumford, PLLC
100 Webster Circle, Suite 1
Madison, MS 39110
Phone: 601.540.6861
Fax: 601.919.0077
Email: Kamesha@mumfordlawfirm.com

EXHIBIT “A”

COMPLETE LEGAL DESCRIPTION OF PROPERTY

A lot 60 feet East and West and 60 feet North and South, immediately North of and adjacent to the lot upon which is constructed the water tank of the Town of Madison, said lot being in the corner of Madison Street and Main Street; Section 8; Township 7 North; Range 2 East.