APPLICATION FOR TAX EXEMPTION

MADISON COUNTY TAX ASSESSOR MADISON COUNTY BOARD OF SUPERVISORS

Instructions:

Before you apply for a Tax Exemption please read the attached Qualifications for Tax Exemption in Mississippi (§27-31-1, et seq., MS Code of 1972 Annotated), and then answer the following questions to be considered for Tax Exemption:

1.	APPLICANT FOR TAX EXEMPTION: Aggridia Speech School	
2.	ADDRESS OF PROPERTY: 44 Bozemen Rd, Medison,	ras
3.	PARCEL #: NW 1/4 Section 31, T8N-RZE	3911
4.	DATE PROPERTY ACQUIRED: April 11, 2019	

6. IF THE EXEMPTION CLAIM IS FOR A CHURCH PLEASE CONSIDER THE FOLLOWING CODE SECTION 79-11-33 MS CODE OF 1972 ANNOTATED:

A religious society, ecclesiastical body and/or any congregation thereof may hold and own the following real property, **but no other**:

- a. A building used as a place of worship with a reasonable quantity of ground annexed thereto;
- b. A quantity of ground annexed to the building used as a place of worship and used as a parish house; a community facility; a Sunday school facility; an educational facility; or for the care of children on a non-profit basis;
- c. As a hospital or infirmary together with a reasonable amount of ground annexed thereto;
- d. All buildings used as a school or college or seminary of learning;
- e. All buildings used for an orphan asylum or institution;
- f. All buildings used for a campground or assembly for religious purposes;
- g. Lands for a cemetery of sufficient dimensions;

- h. All buildings and grounds used for denominational headquarters and/or administrative purposes;
- i. Any land which is maintained and used as a parking lot for the convenience of the members of the congregation, church, cathedral, mission, or other unit or administrative unit from which the society receives NO REVENUE, fee, charge or assessment.

	Agnotia Speech School is a non-profit school
	IF THE EXEMPTION CLAIM IS FOR A CHURCH ARE ALL PROPERTIES CLAIMED ANNEXED TO THE CHURCH: YES/NO; ルパム
).	IF THE EXEMPTION CLAIM IS FOR A CHURCH AND THE PROPERTY CLAIMED FOR EXEMPTION IS NON-CONTIGUOUS OR NOT ANNEXED TO THE CHURCH PROPERTY WHAT IS THE PURPOSE FOR THE EXEMPTION AND IS THE PURPOSE FOR A NON-PROFIT BENEFIT:
l 0.	IF THE EXEMPTION CLAIM IS FOR A NON-PROFIT PLEASE PROVIDE THE IRS EXEMPTION #: Tox ID 64-04353\7
11.	IS THE NON-PROFIT INCORPORATED: YES/NO:
. Z.	IF YES ATTACH COPY OF CHARTER FROM MS SEC OF STATE:
l 3 ,	If your organization is receiving rent or some equivalent thereof for use of some of all of the real property for which you are requesting an exemption, please provide the amount of rent collected and what percentage of the property is being rented or leased; We don't receive tent of the equivalent
	01 0007
14.	If your organization is allowing other groups to use the property for a fee, please provide a detailed description of the groups utilizing the property, the fees associated with that usage, and the estimated percentage of the calendar year when the property is utilized by other organizations;
	<u>AA</u>
15	If your organization provides services for a fee, please describe the fee structure and identify what portion of your clientele (a) pay a reduced fee and/or (b) do not pay any fee for the service;
15	

- 16. Review the attached copy of Mississippi statute (Section 27-31-1) and list the specific section of that law that applies to your organization;
- 17. Please attach or enclose any other information that will support your Application for tax exemption status.

The undersigned, individual owner(s) of the property (the Pastor and one Deacon if a Church, or the church Business Manager), or an authorized officer of the company that owns the property, certifies that, to the best of his/her knowledge, no information contained hereinabove or in the attachments hereto is false in any way and that all information is truly descriptive of the property and the development for which this application for tax exemption is being submitted.

and that all information is truly descriptive of the p which this application for tax exemption is being su	roperty and the development for abmitted.
OWNER OR AUTHORIZED REPRESENTATIVE:	
Print Name	
PASTOR Executive Director Magnolia Speech School	
DEACON	
Company or Organization Name	Exective Director Title
1001.914.9200 Loffice) Telephone 401.210.2740 (LEN)	Valerie l'innamagnation Email Address Specification Dr
Vasarie him Signature	<u>6.27.23</u> Date

BOOK 3709 PAGE 211 DOC 01 TY WINST # 862053 MADISON COUNTY MS.
This instrument was filed for record 4/11/19 at 4:08:04 PM RONNY LOTT, C.C. BY: RGK D.C.

327-

Prepared by and return to:
BRUNINI, GRANTHAM, GROWER & HEWES, PLLC
190 East Capitol Street, Suite 100
Jackson, Mississippi 39201
(601) 948-3101

Attn: Walter S. Weems MS Bar Number 7075

GRANTOR:

Minnie J. Bozeman Family Limited Partnership 45 Bozeman Paine Circle Madison, MS 39110 (601) 331-3900

GRANTEE:

Magnolia Speech School 733 Flag Chapel Road Jackson, MS 39209 (601) 922-5530

INDEXING INSTRUCTIONS: NW 1/4 of Section 31, T8N, R2E, Madison County, MS

STATE OF MISSISSIPPI COUNTY OF MADISON

DEED

For Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, Minnie J. Bozeman Family Limited Partnership, a Mississippi limited partnership ("Grantor"), does hereby grant, bargain, sell, and convey to Magnolia Speech School, a Mississippi non-profit corporation ("Grantee"), the following described land located in Madison County, Mississippi, together with all improvements and appurtenances:

See Exhibit A attached hereto.

This conveyance and Grantor's warranty are subject to the matters set forth on **Exhibit B** attached hereto.

03268077 Page 1

Grantor reserves all oil, gas, and other minerals on and under the property conveyed hereby.

This conveyance is also made subject to the covenants and other provisions set forth on Exhibit C attached hereto.

Ad valorem taxes for 2019 have been prorated between the parties as of the date hereof, and Grantor shall pay such taxes when due and payable.

In witness whereof, Grantor has executed this instrument on April 11, 2019.

MINNIE J. BOZEMAN FAMILY LIMITED PARTNERSHIP, a Mississippi limited partnership

Patsy Bozeman Skinner, General Partner

STATE OF MISSISSIPPI

COUNTY OF Hinds

Personally appeared before me, the undersigned authority in and for the said county and state, on this \(\) day of April, 2019, within my jurisdiction, the within named **Patsy Bozeman Skinner**, who acknowledged that she is a general partner of Minnie J. Bozeman Family Limited Partnership, a Mississippi limited partnership, and that for and on behalf of said limited partnership, and as its act and deed, she executed the above and foregoing instrument on the day and in the year therein mentioned, after first having been duly authorized by said limited partnership to do so.

My Commission

NOTARY PUBLIC

Page 2

EXHIBIT A

Legal Description

A parcel or tract of land containing 6.656 acres (289,916.03 sq. ft.), more or less, lying and being situated in the NW 1/4 of Section 31, T8N-R2E, Madison County, Mississippi, being a part of the Minnie J. Bozeman Family Limited Partnership property as described in Deed Book 349 at Page 65 of the Records of the Office of the Chancery Clerk of said Madison County, at Canton, Mississippi, and being more particularly described as follows:

COMMENCING at the NW corner of the NW 1/4 of Section 31, T8N-R2E, Madison County, Mississippi; run thence

North 89 degrees 50 minutes 00 seconds East for a distance of 427.54 feet to the Easterly Right-of-Way of Bozeman Road, as it existed in November, 2018; thence

South 02 degrees 13 minutes 35 seconds East along the Easterly Right-of-Way of said Bozeman Road, for a distance of 100.30 feet; thence

Continue South 02 degrees 13 minutes 35 seconds East along the Easterly Right-of-Way of said Bozeman Road, for a distance of 228.20 feet; thence

South 00 degrees 18 minutes 50 seconds East along the Easterly Right-of-Way of said Bozeman Road, for a distance of 71.83 feet to an iron pin at the SW corner of the Holy Trinity Anglican Church property as described in Deed Book 2691 at Page 488 of the Records of said Madison County, Mississippi, and **POINT OF BEGINNING** of the herein described property; thence

Leaving the Easterly Right-of-Way of said Bozeman Road, run East along the Southerly boundary of said Holy Trinity Anglican Church property, for a distance of 413.00 feet; thence

Continue East along the Southerly boundary of said Holy Trinity Anglican Church property, for a distance of 309.63 feet to the SE corner, thereof; thence

South for a distance of 351.81 feet; thence

Continue South for a distance of 50.00 feet; thence

West for a distance of 720.43 feet to the Easterly Right-of-Way of said Bozeman Road; thence

North 00 degrees 18 minutes 50 seconds West along the Easterly Right-of-Way of said Bozeman Road for a distance of 50.00 feet; thence

Continue North 00 degrees 18 minutes 50 seconds West along the Easterly Right-of-Way of said Bozeman Road, for a distance of 351.81 feet to the **POINT OF BEGINNING** of the above described parcel or tract of land.

EXHIBIT B

Permitted Exceptions

- 1. All oil, gas and mineral leases, mineral reservations and conveyances of record.
- 2. Ad valorem taxes for 2019 and subsequent years not yet due and payable.
- 3. Release of Damages in Book 76, Page 444 and Book 269, Page 700.
- 4. Unrecorded easement to Entergy, Mississippi, Inc. (formerly Capital Electric) as depicted on plat attached to instrument recorded in Book 2107, Page 303.
- 5. Unrecorded Bear Creek Right of Way as depicted on plat attached to instrument recorded in Book 2107, Page 303.
- 6. Water Line Easement to Bear Creek Water Association, Inc. recorded in Book 2185, Page 729.
- 7. Road Right of Way and Drainage Easement to Madison County, Mississippi, dated April 27, 1990 recorded in Book 269, Page 700.
- 8. Utility Easement to Madison County Wastewater Authority recorded in Book 2107, Page 303.
- 9. Easements as contained in Special Warranty Deed recorded in Book 2691, Page 488.
- 10. Memorandum of Understanding by and between Madison County Board of Supervisors and Minnie J. Bozeman Family Limited Partnership recorded in Book 2244, Page 70.
- 11. Unrecorded Farm Lease, dated November 1, 2017, between Minnie J. Bozeman Family Limited Partnership, a Mississippi limited partnership, as Landlord, and Delta Cottonland, Inc., a Mississippi corporation, as Tenant, as extended.

EXHIBIT C

Additional Provisions

- 1. <u>General.</u> Parcel A, Parcel B, and Parcel C attached to this <u>Exhibit C</u> are portions of, and collectively comprise all of, the property described on <u>Exhibit A</u> conveyed hereby. Although the property described on <u>Exhibit A</u> is being conveyed by Grantor to Grantee as one tract, Grantor and Grantee have made separate agreements as to Parcels A, B, and C.
- 2. <u>Nature of Conveyance</u>. Parcel A has been sold by Grantor to Grantee, and Parcel B and Parcel C have been donated by Grantor to Grantee.
- 3. <u>General Warranty</u>. Title to Parcel A and Parcel B is being conveyed by general warranty. Accordingly, Grantor warrants title to Parcel A and Parcel B, subject to the matters set forth on <u>Exhibit B</u>.
- 4. <u>Special Warranty.</u> Title to Parcel C is being conveyed by special warranty. Accordingly, Grantor warrants specially title to Parcel C, subject to the matters set forth on <u>Exhibit B</u>.
- 5. Restriction and Covenant. No improvements shall be made on Parcel C except for construction of a public road. Any construction of a public road on Parcel C shall be at Grantee's cost and, subject to paragraph 6 below, at Grantee's discretion. Any public road constructed on Parcel C will be designed and constructed to the necessary requirements for dedication to the supervising governmental authority.
- 6. Reverter. Title to Parcel C shall automatically revert to Grantor, without entry by Grantor, if Grantee has not begun the construction of a public road on Parcel C within the later of (a) four (4) years after the date of this Deed, or (b) two hundred seventy (270) days after written notice by Grantor to Grantee that a public road is needed. In the event (b) is applicable, Grantor shall file a notice of reverter attaching the written notice to Grantee as an exhibit.

Legal Description, Parcel A

A parcel or tract of land containing 3.328 acres (144,958.45 sq. ft.), more or less, lying and being situated in the NW 1/4 of Section 31, T8N-R2E, Madison County, Mississippi, being a part of the Minnie J. Bozeman Family Limited Partnership property as described in Deed Book 349 at Page 65 of the Records of the Office of the Chancery Clerk of said Madison County, at Canton, Mississippi, and being more particularly described as follows:

COMMENCING at the NW corner of the NW 1/4 of Section 31, T8N-R2E, Madison County, Mississippi; run thence

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South 02 degrees 13 minutes 35 seconds East along the Easterly Right-of-Way of said Bozeman Road, for a distance of 100.30 feet; thence

Continue South 02 degrees 13 minutes 35 seconds East along the Easterly Right-of-Way of said Bozeman Road, for a distance of 228.20 feet; thence

South 00 degrees 18 minutes 50 seconds East along the Easterly Right-of-Way of said Bozeman Road, for a distance of 71.83 feet to an iron pin at the SW corner of the Holy Trinity Anglican Church property as described in Deed Book 2691 at Page 488 of the Records of said Madison County, Mississippi and **POINT OF BEGINNING** of the herein described property; thence

Leaving the Easterly Right-of-Way of said Bozeman Road, run East along the Southerly boundary of said Holy Trinity Anglican Church property, for a distance of 413.00 feet; thence

Leaving the Southerly boundary of said Holy Trinity Anglican Church property, run South for a distance of 351.81 feet; thence

West for a distance of 411.07 feet to the Easterly Right-of-Way of said Bozeman Road; thence

North 00 degrees 18 minutes 50 seconds West along the Easterly Right-of-Way of said Bozeman Road, for a distance of 351.81 feet to the **POINT OF BEGINNING** of the above described parcel or tract of land.

Legal Description, Parcel B

A parcel or tract of land containing 2.501 acres (108,929.36 sq. ft.), more or less, lying and being situated in the NW 1/4 of Section 31, T8N-R2E, Madison County, Mississippi, being a part of the Minnie J. Bozeman Family Limited Partnership property as described in Deed Book 349 at Page 65 of the Records of the Office of the Chancery Clerk of said Madison County, at Canton, Mississippi, and being more particularly described as follows:

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Leaving the Easterly Right-of-Way of said Bozeman Road, run East along the Southerly boundary of said Holy Trinity Anglican Church property, for a distance of 413.00 feet to the **POINT OF BEGINNING** of the herein described property; thence

Continue East along the Southerly boundary of said Holy Trinity Anglican Church property, for a distance of 309.63 feet to the SE corner, thereof; thence

South for a distance of 351.81 feet; thence

West for a distance of 309.63 feet; thence

North for a distance of 351.81 feet to the **POINT OF BEGINNING** of the above described parcel or tract of land.

Legal Description, Parcel C

A parcel or tract of land containing 0.827 acres (36,028.22 sq. ft.), more or less, lying and being situated in the NW 1/4 of Section 31, T8N-R2E, Madison County, Mississippi, being a part of the Minnie J. Bozeman Family Limited Partnership property as described in Deed Book 349 at Page 65 of the Records of the Office of the Chancery Clerk of said Madison County, at Canton, Mississippi, and being more particularly described as follows:

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Continue East along the Southerly boundary of said Holy Trinity Anglican Church property, for a distance of 309.63 feet to the SE corner, thereof; thence

South for a distance of 351.81 feet to the POINT OF BEGINNING of the herein described property; thence

West for a distance of 309.63 feet; thence

Continue West for a distance of 411.07 feet to the Easterly Right-of-Way of said Bozeman Road; thence

South 00 degrees 18 minutes 50 seconds East along the Easterly Right-of-Way of said Bozeman Road for a distance of 50.00 feet; thence

Leaving the Easterly Right-of-Way of said Bozeman Road, run East for a distance of 720.43 feet; thence

North for a distance of 50.00 feet to the **POINT OF BEGINNING** of the above described parcel or tract of land.

BOOK 3801 PAGE 342 DOC 04 TY T INST # 882101 MADISON COUNTY MS. This instrument was filed for record 12/23/19 at 10:12:46 AM RONNY LOTT, C.C. BY: RGK D.C.

Space Above Line for Official Use Only

319-1300

Prepared by:

BRUNINI, GRANTHAM, GROWER & HEWES, PLLC

Attorneys at Law

190 East Capitol Street, Suite 100

Jackson, MS 39201 601- 948-3101

Attn: Walter S. Weems

MS Bar #7075

Return to:

BRUNINI, GRANTHAM, GROWER & HEWES, PLLC

Attorneys at Law

190 East Capitol Street, Suite 100

Jackson, MS 39201 601-948-3101

Attn: Walter S. Weems

Indexing Instructions: NW ¼ of Section 31, T8N, R2E, Madison County, MS

Marginal Notation Book 3709, Page 219

Secured Party:

Minnie J. Bozeman Family Limited Partnership

45 Bozeman Paine Circle Madison, MS 39110

Telephone: 601-331-3900

Debtor:

Magnolia Speech School 733 Flag Chapel Road Jackson, MS 39209

Telephone: (601) 922-5530

AUTHORITY TO CANCEL

TO THE CHANCERY CLERK OF MADISON COUNTY, MISSISSIPPI:

The indebtedness secured by the following instrument recorded in the office of the Chancery Clerk of Madison County, Mississippi:

Deed of Trust dated April 11, 2019, executed by Magnolia Speech School, a Mississippi non-profit corporation, to Walter S. Weems, Trustee for Minnie J. Bozeman Family Limited Partnership, a Mississippi limited partnership, Beneficiary, filed for record in the office of the Chancery Clerk of Madison County, MS on April 11, 2019, recorded in said office in Book 3709 at Page 219.

has been paid in full and satisfied, and said Deed of Trust is hereby cancelled and released.

You are hereby authorized, directed and empowered to enter satisfaction of and cancel of record the above described Deed of Trust.

Dated this the 19 day of Secundar, 2019

BENEFICIARY:

Minnie J. Bozeman Family Limited Partnership, a Mississippi limited partnership

Latsy Dozeman Kinner, General Partner

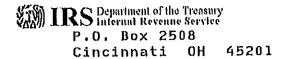
STATE OF MISSISSIPPI COUNTY OF Linds

Personally appeared before me, the undersigned authority in and for the said county and state, on this 172 day of December, 2019, within my jurisdiction, the within named Patsy Bozeman Skinner, who acknowledged that she is a general partner of Minnie J. Bozeman Family Limited Partnership, a Mississippi limited partnership, and that for and on behalf of said limited partnership, and as its act and deed, she executed the above and foregoing instrument on the day and in the year therein mentioned, after first having been duly authorized by said limited partnership to do so.

NOTARY PUBLIC

My Commission Expires:

12-12-2020 (Affix official seal, if applicable) ID No
23485
NOTARY PUBLIC
Comm Expires
December 12, 2020



In reply refer to: 0752251763 Mar. 17, 2014 LTR 4168C 0 64-0435317 000000 00

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MAGNOLIA SPEECH SCHOOL FOR THE DEAF 733 N FLAG CHAPEL RD TIM BOZEMAN RA JACKSON MS 39209-2206 N. Dism. MS

39110

4471

Employer Identification Number: 64-0435317
Person to Contact: Customer Service
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your Mar. 06, 2014, request for information regarding your tax-exempt status.

Our records indicate that you were recognized as exempt under section 501(c)(3) of the Internal Revenue Code in a determination letter issued in April 1958.

Our records also indicate that you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section 509(a)(2).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Please refer to our website www.irs.gov/eo for information regarding filing requirements. Specifically, section 6033(j) of the Code provides that failure to file an annual information return for three consecutive years results in revocation of tax-exempt status as of the filing due date of the third return for organizations required to file. We will publish a list of organizations whose tax-exempt status was revoked under section 6033(j) of the Code on our website beginning in early 2011.

0752251763 Mar. 17, 2014 LTR 4168C 0 64-0435317 000000 00 00021248

MAGNOLIA SPEECH SCHOOL FOR THE DEAF 733 N FLAG CHAPEL RD JACKSON MS 39209-2206

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely yours,

Kim D. Bailey

Operations Manager, AM Operations 3

800x 028 MGE 37

State of Mississippi



Secretary of State Jackson

1, Heber Ladrer, Secretary of State, do certify that the Charter of Incorporation hereto attached entitled the Charter of Incorporation of

HADDOLIA SPEECH SCHOOL TAC

was, pursuant to the provisions of Title 21, Code of Mississippi of 1942, Recorded in the Records of Oneosporations in this office, in

PHOTOSTAT BOOK, MUNER SIXTY-SIX,

PAGES 221-245.

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AND THE REAL PROPERTY OF THE P EXECUTIVE OFFICE JACKSON The within and foregoing Churler of Incorporation of HACKOLTA SPEECH SCHOOL in hereby upproved. In testimony wherent, I have hereunto set my land and caused the Great Seal of the State of Mississippi to lie nifixed. day of By the Covernor () PRESS. - }3557_{[B} 600A 66 ME 242

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September 25, 1956 Jookson, Misslashppi

There mot on the above date at eight ofclook p.m. parents who have hardtofore been operating as the Easter Sual Rehabilitation Control of deaf children in Vackson, Rississippi, who are anxious to

incorporate as a non-profit corporation under the laws of Kiasto be mand Kagneria Speech School
issippi/to setablish maintain and operate a pre-school age
oral achool for the deaf children with the following members
present:

Hr. and Hrs. J. G. Henderson, Jr. Hr. and Krs. James Taylor Mr. and Hrs. H. G. Smith Kr. and Hrs. Porter Marren

Mr. J. G. Menderson, Jr. was sleeted theirman who presided at the meeting and Mrs. James Taylor was elected secretary of the meeting. On metion duly made, escended and unanisously carried, the following numbers were named to apply for a charter of non-profit corporation.

Hr. J. G. Henderson, Jr. Jackson, Mississippi Kr. James Taylor, Jackson, Mississippi Kr. Porter Varren, Jackson, Mississippi

There being no further business, the secting adjurned, subject to call of the Chairsen at any time or place the Chairsen may designate.

This the Twenty Fifth day of September, Nineteen Hundred and Firty Six.

Certificate

I, the Storetary of the above meeting, do hereby certify the above to be a true and correct copy of the minutes of its proceedings on said date of September Twenty Fifth, Hineteen Kundred and Fifty Six.

This the Twenty Six day of September, Hinsteen Hundred and fifty Six.

Mrs. James Taylor

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