



MADISON COUNTY  
SCHOOLS

MARK OF EXCELLENCE

476 Highland Colony Parkway  
Ridgeland, MS 39157  
Telephone: 601-499-0800

April 3, 2024

Madison County Board of Supervisors  
P.O. Box 404  
Canton, MS 39046

RE: Document for April 15, 2024 Board Approval

To Whom It May Concern:

Enclosed please find the following document:

- Amendment to Other Lease Contract to Woodbury Park Homeowners Association in 7N-2E

It is requested that the Board of Supervisors approve the enclosed document at the upcoming Board of Supervisors' meeting to be held April 15, 2024.

Please let me know if you need additional information. I can be reached at 601-499-0734 or [abrowning@madison-schools.com](mailto:abrowning@madison-schools.com).

Sincerely,

Ashley Browning  
16<sup>th</sup> Section Land Manager

INDEXING INSTRUCTIONS: Woodbury Estates Subdivision, Parcel E Per Plat Cabinet D at Slide No. 105; Woodbury Park Subdivision, Parcels A, B, C and D Per Plat Cabinet D at Slide No. 106, all in the City of Madison, Section 16, Township 7 North, Range 2 East, Madison County, MS

LESSOR:

Madison County, Mississippi Board  
of Education Trustees of The Madison  
County School District 16<sup>th</sup> Section  
School Lands Trust  
476 Highland Colony Parkway  
Ridgeland, MS 39157  
Telephone: (601) 499-0800

LESSEE:

Woodbury Park Homeowners  
Association, Inc.  
P.O. Box 827  
Madison, MS 39110  
Telephone: (601) 499-0800

PREPARED BY:

Madison County School District  
476 Highland Colony Parkway  
Ridgeland, MS 39157  
Telephone: (601) 499-0800

**AMENDMENT TO 16TH SECTION**  
**OTHER PROPERTY LEASE CONTRACT**

WHEREAS, by instrument dated March 22, 2004, the **MADISON COUNTY, MISSISSIPPI, BOARD OF EDUCATION TRUSTEES** of the **MADISON COUNTY SCHOOL DISTRICT 16TH SECTION SCHOOL LANDS TRUST** (hereinafter called "Lessor"), granted a Sixteenth Section Other Property Lease by document recorded in

Book 1767 at Page 952 (hereinafter the "Lease Contract") to the Woodbury Park Homeowners Association, a Mississippi non-profit corporation (hereinafter called "Lessee") in the office of the Chancery Clerk of Madison County, Mississippi, which describes the following property, to-wit:

Parcel E of Woodbury Estates, a subdivision which is on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi in Plat Cabinet D at Slide No. 105, reference to which is hereby made in aid of and as a part of this description.

Parcels A, B, C and D, of Woodbury Park Subdivision, a subdivision which is on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi in Plat Cabinet D at Slide No. 106, reference to which is hereby made in aid of and as a part of this description.

WHEREAS, said Lease Contract has a lease term beginning on the 30th day of March, 2004 and ending on the 29th day of March, 2044; and,

WHEREAS, said Lease Contract requires annual rental payments in the amount of One Thousand Two Hundred Eighty seven dollars (\$1287.00) for the second ten years of the lease, on or before March 30th each year; and

WHEREAS, lease payments have been received by Lessor in said amounts for each year through 2023; and

WHEREAS, said Lease Contract, pursuant to paragraph 3, subparagraph A, states that the subject property should be reappraised prior to the tenth and twentieth and thirtieth anniversary dates of the commencement of the Lease Contract; and,

WHEREAS, the twentieth anniversary date is March 30, 2024; and

WHEREAS, the subject property has been reappraised setting a new annual lease payment pursuant to paragraph 3, subparagraph A, of the Lease Contract.

THEREFORE, paragraph 2 of the Lease Contract should be amended to read

as follows:

B. Lessee covenants and agrees to pay or cause to be paid to Lessor annually, on or before March 30th of each year during the term hereof, annual rentals in advance according to the following schedule:

<u>YEAR</u>	<u>ANNUAL RENTAL</u>
(2014 to 2019)	\$1,170.00
(2019 to 2024)	\$1,287.00
21-30	\$3,055.00
31-40	As Adjusted Pursuant to Paragraph 3

Failure of Lessee to pay the annual rentals listed above shall constitute a breach of this Lease Contract.

The Lease Contract will remain in full force and effect as to all other provisions contained therein.

WITNESS MY HAND this the 2 day of April, 2024.

LESSOR:

**MADISON COUNTY, MISSISSIPPI,  
BOARD OF EDUCATION**

By: Samuel C. Kelly  
Samuel C. Kelly, President

ATTEST:

Ken McCoy, Secretary

Charlotte A. Seals  
Charlotte A. Seals, Madison County  
Superintendent Of Education

STATE OF MISSISSIPPI  
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 2 day of April, 2024, within my jurisdiction, the within named **Samuel C. Kelly, Ken McCoy and Charlotte A. Seals**, who acknowledged to me that they are President, Secretary and Superintendent, respectively, of the **Madison County Board of Education**, and that for and on behalf of the said Madison County Board of Education, and as its act and deed, they executed the above and foregoing instrument, after first having been duly authorized so to do.

Ashley Browning  
NOTARY PUBLIC

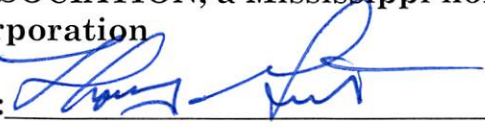
My Commission Expires

[SEAL]



LESSEE:

**WOODBURY PARK HOMEOWNERS ASSOCIATION, a Mississippi non-profit corporation**

By: , President

STATE OF MISSISSIPPI  
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 6<sup>th</sup> day of March, 2024, within my jurisdiction, the within named \_\_\_\_\_, who acknowledged to me that he/she is President of the **Woodbury Park Homeowners Association, a Mississippi non-profit corporation**, and that for and on behalf of the said corporation, and as its act and deed, he/she executed the above and foregoing instrument, after first having been duly authorized so to do.

  
NOTARY PUBLIC

My Commission Expires:



STATE OF MISSISSIPPI  
COUNTY OF MADISON

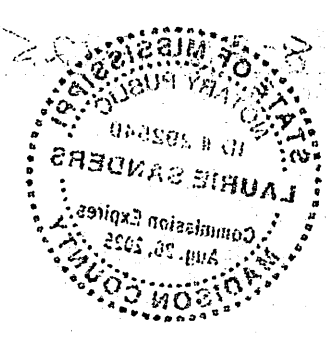
Know all men by these presents, that I, *[Signature]*, of the County of Madison, State of Mississippi, do hereby certify that *[Signature]* is the true and correct copy of the original of the same as the same appears from the records of the County of Madison, State of Mississippi.

Witness my hand and seal of office this *[Date]* day of *[Month]*, 19*[Year]*.

*[Signature]*  
County Clerk

Know all men by these presents, that I, *[Signature]*, of the County of Madison, State of Mississippi, do hereby certify that *[Signature]* is the true and correct copy of the original of the same as the same appears from the records of the County of Madison, State of Mississippi.

Witness my hand and seal of office this *[Date]* day of *[Month]*, 19*[Year]*.



Reviewed and approved by the Madison County Board of Supervisors, this the \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
\_\_\_\_\_, President

ATTEST:

\_\_\_\_\_  
\_\_\_\_\_, Clerk

STATE OF MISSISSIPPI  
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this \_\_\_\_ day of \_\_\_\_\_, 2024, within my jurisdiction, the within named **Gerald Steen**, who acknowledged to me that he is President of the **Madison County Board of Supervisors**, and that for and on behalf of the said Madison County Board of Supervisors, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized so to do.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

\_\_\_\_\_  
[SEAL]