



MADISON COUNTY
SCHOOLS

MARK OF EXCELLENCE

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

May 21, 2024

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

RE: Document for June 3, 2024 Board Approval

To Whom It May Concern:

Enclosed please find the following document:

- Notice to Renew Residential Lease to George & Brandy Stodghill regarding 5 acres, more or less, in 8N-1E.

It is requested that the Board of Supervisors approve the enclosed document at the upcoming Board of Supervisors' meeting to be held June 3, 2024.

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

Sincerely,

Ashley Browning
16th Section Land Manager

INDEXING:

5 acres, more or less, and easement in SE1/4 Section 16, Township 8 North, Range 1 East, Madison County, Mississippi (Parcel #081E-16-001/03.02).

LESSOR:

Madison County Board of Education
476 Highland Colony Parkway
Ridgeland, MS 39157
Telephone: 601-499-0800

LESSEE:

George J. Stodghill and
Brandy H. Stodghill

Telephone: _____

PREPARED BY:

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

**NOTICE TO RENEW
RESIDENTIAL LEASE CONTRACT**

This Notice to Renew is made and entered into on the _____ day of _____, 2024, by and between the Madison County, Mississippi, Board of Education Trustees of the Madison County School District 16th Section School Lands Trust (“Lessor”) and **George J. Stodghill and Brandy H. Stodghill**, (“Lessee”) according to the following terms and provisions:

A. Lessor and Lessee executed that certain Residential Lease Contract (the “Lease”) for a term of forty years, beginning on the 1st day of July, 2002 and terminating on the 30th day of June, 2042, (the “Primary Term”), covering a parcel of 16th Section Land as described therein which is recorded in the office of the Chancery Clerk of Madison County, Mississippi in **Deed Book 515 at Page 711**, being located in Section 16, Township 8 North, Range 1 East, Madison County, Mississippi, and being more particularly described as:

The legal description is attached hereto as Exhibits "A" and "B" and incorporated herein by reference. A plat of survey is attached hereto as Exhibit "C" for informational purposes.

B. This Notice to Renew is executed pursuant to Paragraph (1) of the Lease whereby the Lease provided the Lessee with an option to renew the Lease for an additional term of twenty-five (25) years pursuant to Miss. Code Ann. § 29-3-69 (1972) as amended, commencing on the termination date of the Primary Term (the "Initial Termination Date").

C. NOW THEREFORE, the Lessor and Lessee do hereby agree to renew the Lease for an additional term of twenty-five (25) years commencing on the Initial Termination Date; and as a result, **the Lease shall now terminate on the 30th day of Jun, 2067** (the "Final Termination Date"). Said renewal shall be under the same terms, conditions, and stipulations set forth in the Lease, except the annual rental shall be based upon the fair market value of the subject property, as determined by a qualified appraiser selected by Lessor who performs his or her appraisal not more than twelve (12) months prior to the expiration of the Primary Term.

D. Except as amended by this Notice to Renew, the existing Lease shall stay in full force and effect and under the same terms, conditions, annual rental, and stipulations set forth in the Lease until the Final Termination Date.

The Lease, as amended by this Notice to Renew, is ratified and confirmed as the valid and subsisting agreement of the parties but without waiver of remedies for any presently existing default.

In Witness Whereof, this Notice to Renew is executed by Lessor pursuant to an order entered upon its minutes and is executed by Lessee on the date first stated above.

LESSOR:

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

By: _____
Samuel C. Kelly, President of the
Board Of Education

By _____
Charlotte A. Seals, 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 ____ day of _____, 2024, within my jurisdiction, the within named **Samuel C. Kelly** and **Charlotte A. Seals** who acknowledged to me that they are President of the Madison County Board of Education and Superintendent of Education, respectively, of the **Madison County School District**, and that for and on behalf of the said Madison County School District, and as its act and deed, they executed the above and foregoing instrument, after first having been duly authorized so to do.

NOTARY PUBLIC

My Commission Expires:

[SEAL]

LESSEE:

George J. Stodghill

Brandy H. Stodghill

STATE OF MISSISSIPPI
COUNTY OF _____

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 **George J. Stodghill**, who acknowledged to me that he executed the above and foregoing instrument.

NOTARY PUBLIC

My Commission Expires:

[SEAL]

STATE OF MISSISSIPPI
COUNTY OF _____

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 **Brandy H. Stodghill**, who acknowledged to me that she executed the above and foregoing instrument.

NOTARY PUBLIC

My Commission Expires:

[SEAL]

Reviewed and approved by the Madison County Board of Supervisors, this the ____ day of _____, 2024.

By: _____
Gerald Steen, President of the
Board of Supervisors

ATTEST:

Ronny Lott, 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]

Extension/2024/#1342, Stodghill

Exhibit A

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83/93, grid values, using a combined scale factor of 0.999941926 and a convergence angle of 00 degrees 04 minutes 34 seconds developed at the Point of Beginning, derived from a 2 hour GPS static observation adjusted to CORS stations MSYZ and MSJK.

5.09 ACRES:

Commencing at the northeast corner of Section 16, being represented by a long standing 6" round concrete monument, thence run South 0 degrees 41 minutes 00 seconds West a distance of 2869.36 feet to a 1/2" rebar set at the Point of Beginning; said point having a value of N:1105078.60, E:2340150.80 on the above referenced coordinate system;

From the Point of Beginning run thence run South 00 degrees 41 minutes 00 seconds West a distance of 511.91 feet to a point 25 feet from the north line of a 200 foot wide right of way for an electric power transmission line; thence along a line parallel to and 25 feet from said right of way line South 45 degrees 27 minutes 55 seconds West a distance of 332.17 feet to a iron pin found, said point having a value of N:1104333.77, E:2339907.92 on the above referenced coordinate system; thence North 37 degrees 50 minutes 49 seconds West a distance of 498.32 feet to an iron pin found; thence North 57 degrees 21 minutes 54 seconds East a distance of 651.51 feet to the Point of Beginning, containing 5.09 acres, more or less, and situated in the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 16, Township 8 North, Range 1 East, Madison County, in the Great State of Mississippi.

ALSO, along with the above described 5.09 acre tract, grantee is granted a 60 foot wide ingress/egress and utility easement from Mississippi Highway 463, described separately.

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The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83/93, grid values, using a combined scale factor of 0.999941976 and a convergence angle of 0.0 degrees 04 minutes 34 seconds developed at the Point "A", derived from a 2 hour GPS static observation adjusted to CORS stations MSVZ and MSJK.

60 FOOT EASEMENT FOR INGRESS/EGRESS & UTILITY SERVICES

Commencing at the northeast corner of Section 16, being represented by a long standing 6" round concrete monument, thence run South 0 degrees 41 minutes West a distance of 2889.36 feet to a 1/2" rebar set at Point "A", said point having a value of N:1105078.60, E:2340150.80 on the above referenced coordinate system; thence run South 00 degrees 41 minutes 00 seconds West a distance of 511.91 feet to a point 25 feet from the north line of the 200 foot wide right of way for an electric power transmission line and the Point of Beginning;

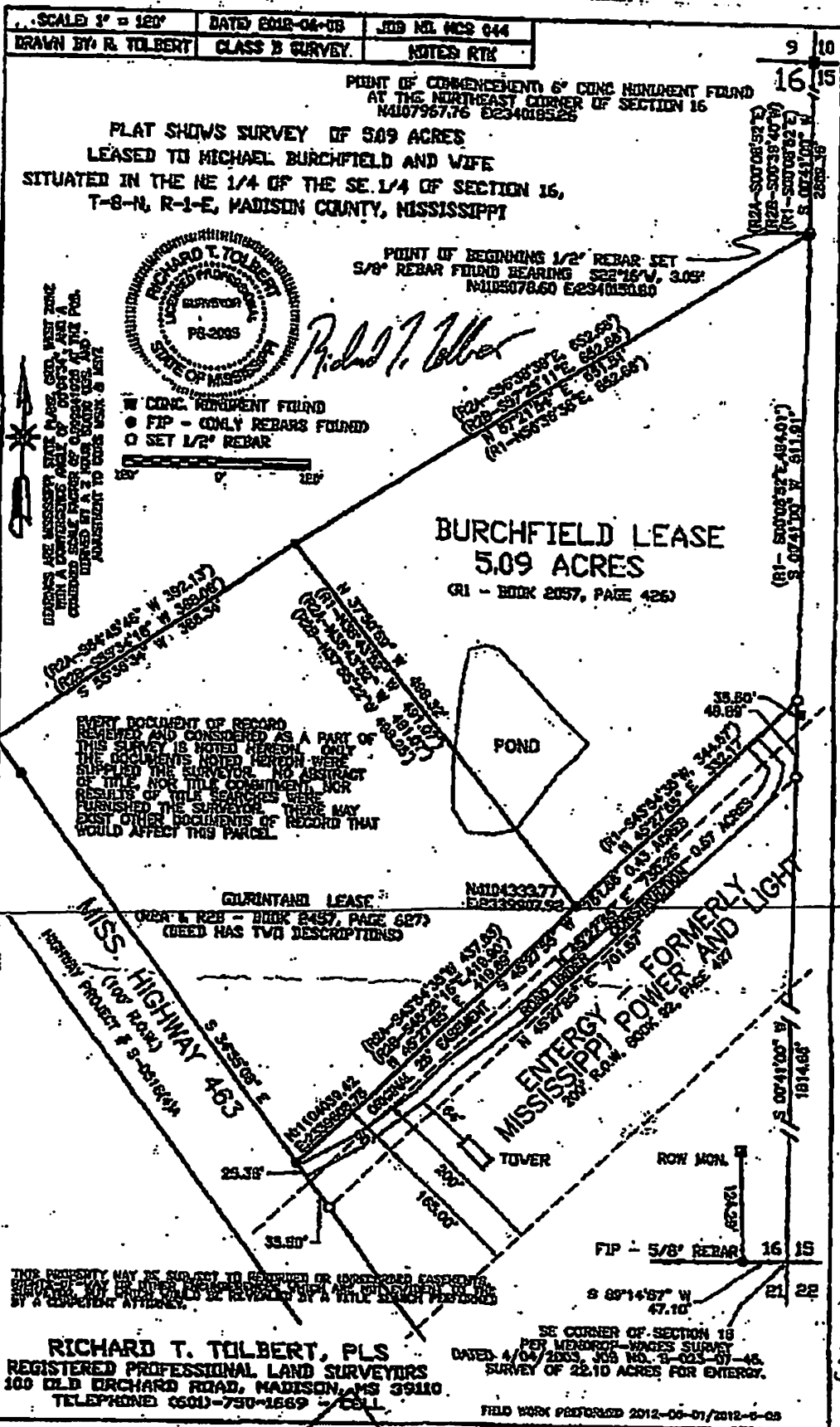
From the Point of Beginning run thence along a line parallel to and 25 feet from said right of way line South 45 degrees 27 minutes 55 seconds West a distance of 751.86 feet to a iron pin found on the eastern right of way of Mississippi Highway 463, said point having a value of N:1104039.42, E:2339608.75 on the above referenced coordinate system; thence along the highway right of way South 34 degrees 55 minutes 09 seconds East a distance of 60.86 feet to an iron pin set thence leave the highway right of way and run North 45 degrees 27 minutes 55 seconds East a distance of 701.57 feet; thence North 00 degrees 41 minutes 00 seconds East a distance of 85.19 feet to the Point of Beginning, containing 1.60 acres, more or less, and situated in the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 16, Township 8 North, Range 1 East, Madison County, in the Great State of Mississippi.

The above described 60 foot easement encompasses a previously conveyed 25 foot wide easement lying between the north line of a 200 foot right of way for the electric power transmission line and the south lines of two previously leased tracts found in Book 2457, page 627 (Whitman lease) and Book 2057, page 426 (Burchfield lease). Thirty five (35) feet of said 60 foot easement consists with, and is subordinate to, the 200 foot wide right of way for the electric power transmission line.

EXHIBIT B

Exhibit C

BOOK



MADISON COUNTY, MS RONNY LOTT
I CERTIFY THIS INSTRUMENT WAS FILED ON 1/25/2021 9:04:36 AM AND RECORDED IN W BOOK:3978 PAGE:197

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