

**RESOLUTIONS OF THE BOARD OF SUPERVISORS OF MADISON COUNTY,  
MISSISSIPPI**

**RESOLVED**, that the Board of Supervisors authorizes Madison County, Mississippi (the "County") to sell that certain real property lying and being situated in the City of Canton, Madison County, Mississippi, more particularly described in Exhibit A and Exhibit B attached hereto and incorporated herein, further identified as being 14.94 acres, more or less, and currently assessed as Tax Parcel 093D-18D-179/00.00 ("Parcel 179") and Tax Parcel 093D-18D-178/00.00 ("Parcel 178") (the "Property"), for a gross sale price of \$5,000.00 pursuant to the exercise by Canton Sales and Storage Company ("CSSC") of its option to purchase the Property as provided in Sections 7.03 and 7.04 of the Lease Agreement between the County, as Lessor, and Canton Manufacturing Company, as Lessee, dated July 1, 1976, as amended by Amendment of Lease Agreement, effective as of October 1, 1977, and as assigned to CSSC, as Lessee, by Lease Assignment and Assumption, dated December 22, 1988 (collectively, the "Lease"); and

**RESOLVED**, that pursuant to Section 7.04 of the Lease, the purchase price payable if CSSC purchases the leased premises or any portion thereof shall be the sum of \$5,000.00 to be paid to the County plus the full amount necessary to pay or redeem all outstanding Bonds. There are no Bonds outstanding; therefore, the purchase price shall be \$5,000.00 to be paid to the County; and

**RESOLVED**, that pursuant to Section 7.05 of the Lease the County shall, upon payment of the purchase price hereinabove specified, deliver to the Company a warranty deed transferring good and marketable title to the premises free and clear of all liens and encumbrances other than as set forth therein; and

**RESOLVED**, that the Board authorizes **Gerald Steen, in his capacity as President of the Board of Supervisors**, for the County, in the name of and on behalf of the County, to execute and deliver any documents and take any actions deemed reasonably necessary to sell the Property to the Company and convey good and marketable title to the premises free and clear of all liens and encumbrances (other than permitted encumbrances as listed in Exhibit C attached hereto), including, but not limited to, the following documents: Warranty Deed (conveying by warranty the property described in Exhibit A and by quitclaim the property described in Exhibit B), joinder in Correction Warranty Deed from the City of Canton to the County, closing statement, bill of sale, and affidavits, the necessity of which is evidenced by the execution and delivery of such

**EXHIBIT "A"**

**Legal Description**

**Parcel 179:**

**The following described property, being assessed as Tax Parcel 093D-18D-179/00.00 as of December 31, 2023, conveyed to Madison County, Mississippi, by Quitclaim Deed from the City of Canton, Mississippi, recorded in Book 151, Page 561, as corrected by Correction Quitclaim Deed executed by the City of Canton, Mississippi, as Grantor, and Madison County, Mississippi, as Grantee, recorded in Book \_\_\_\_\_, Page \_\_\_\_\_:**

That certain parcel of land situated in the E 1/2 SE 1/4 of Section 18, Township 9 North, Range 3 East, City of Canton, Madison County, Mississippi (being that part of Tract "D", Industrial Park Subdivision, as recorded in Plat Book 4, at page 40 of the records in the office of the Chancery Clerk of Madison County, Mississippi, lying north of Matthews Avenue, also known as Matthews Drive), described as follows:

Commencing at the point of intersection of the east right-of-way line of Lincoln Avenue with the north right-of-way line of Matthews Avenue, and from this point of intersection run North 83° 43' East along said north right-of-way line of Matthews Avenue for a distance of 806.17 feet to the point of beginning of the parcel herein described; thence run North for a distance of 65.74 feet to a point; thence run South 89° 45' East for a distance of 320.0 feet to a point; thence run South for a distance of 29.1 feet, more or less, to a point on the north right-of-way line of Matthews Avenue; and thence run South 83° 43' West along said right-of-way line for a distance of 330.0 feet, more or less, to the point of beginning.

**And also described as follows:**

That certain parcel of land situated in the E 1/2 SE 1/4 of Section 18, Township 9 North, Range 3 East, City of Canton, Madison County, Mississippi (being that part of Tract "D", Industrial Park Subdivision, as recorded in Plat Book 4, at page 40 of the records in the office of the Chancery Clerk of Madison County, Mississippi, lying north of Matthews Avenue), described as follows:

Commencing at the point of intersection of the east right-of-way line of Lincoln Avenue with the north right-of-way line of Matthews Avenue, and from this point of intersection run North 83° 43' East along said north right-of-way line of Matthews Avenue for a distance of 806.17 feet to the point of beginning of the parcel herein described; thence run North for a distance of 65.74 feet; thence run East for a distance of 320.0 feet to a point lying on the Easterly boundary of Section 18, T9N-R3E; thence run South along the Easterly boundary of said Section 18, T9N-R3E, for a distance of 30.50 feet to a point on the north right-of-way line of Matthews Avenue; and thence run

## EXHIBIT "B"

### Legal Description

**THE FOLLOWING DESCRIBED PROPERTY, BEING A PERIMETER DESCRIPTION OF PARCEL 178 AND PARCEL 179 (INCLUDING THE 20' STRIP ALONG THE EAST SIDE OF PARCEL 179 CONVEYED TO MADISON COUNTY, MISSISSIPPI BY MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY, SUCCESSOR TO AND FORMERLY KNOWN AS MADISON COUNTY INDUSTRIAL PARK COMMISSION):**

A parcel or tract of land, containing **14.94 acres**, more or less, lying and being situated in the SE 1/4 of Section 18, T9N-R3E, Madison County, Mississippi, being a part of the Supervisors of District No. 1 of Madison County, Mississippi property as described in Deed Book 91 at Page 1 of the Records of the Office of the Chancery Clerk of Madison County, at Canton, Mississippi, and being all of the Madison County, Mississippi property as described in Deed Book 151 at Page 561 of the Records of said Madison County, Mississippi, and being more particularly described as follows:

**COMMENCING** at the NE corner of the NE ¼ of the SE ¼ of said Section 18, T9N-R3E; run thence

South for a distance of 65.55 feet; thence

West for a distance of 57.50 feet to the NE corner of the above referenced Supervisors of District No. 1 of Madison County, Mississippi property, said point also lying at the NE corner of the Canton Municipal Utilities property as described in Deed Book 446 at Page 292 of the Records of said Madison County, Mississippi, said point also lying on the Southerly Right-of-Way of James Avenue as it existed, September, 2024; thence

North 89 degrees 45 minutes 00 seconds West along the Northerly boundary of said Supervisors of District No. 1 of Madison County, Mississippi property, the Northerly boundary of said Canton Municipal Utilities property and the Southerly Right-of-Way of said James Avenue for a distance of 120.00 feet to a one-half inch iron rebar lying at the NW corner of said Canton Municipal Utilities property, and **POINT OF BEGINNING** of the herein described property; thence

Continue North 89 degrees 45 minutes 00 seconds West along the Northerly boundary of said Supervisors of District No. 1 of Madison County, Mississippi, property and the Southerly Right-of-Way of said James Avenue for a distance of 535.00 feet to a one-half inch iron rebar lying at the NW corner, thereof; thence

Leaving the Southerly Right-of-Way of James Avenue, run South 01 degrees 27 minutes 00 seconds West along the Westerly boundary of said Supervisors of District No. 1 of Madison County, Mississippi property for a distance of 974.30 feet to a one-half inch iron rebar lying at the SW corner, thereof, said point also lying on the Northerly Right-of-Way of Matthews Avenue, as it existed in September, 2024; thence

North 83 degrees 43 minutes 00 seconds East along the Southerly boundary of said Supervisors of District No. 1 of Madison County, Mississippi, property and the Northerly Right-of-Way of said Matthews Avenue for a distance of 419.77 feet to a one-half inch iron rebar lying at the SW corner of the above referenced Madison County, Mississippi property; thence

Leaving the Southerly boundary of said Supervisors of District No. 1 of Madison County, Mississippi, property, continue North 83 degrees 43 minutes 00 seconds East along the Northerly Right-of-Way of said

## EXHIBIT "C"

### Permitted Exceptions

1. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the subject property.
2. General and special taxes for the year 2025 and subsequent years.
3. City of Canton, Mississippi Corporate Limits as Existing After Annexation October 11, 2006, filed in **Plat Cabinet E, Slide 53A**.
4. Municipal Boundaries of the City of Canton, Madison County, Mississippi, June 17, 2008, filed in **Plat Cabinet E, Slides 89A and 89B**.
5. All matters shown on Plat of Industrial Park Subdivision dated June 26, 1964, filed July 3, 1964 in **Plat Book 4 at Page 40**.
6. **Easement** from Madison County, Mississippi to City of Canton, Mississippi, dated April 23, 1976, recorded in **Book 144, Page 716**. (Parcel 178)
7. **Easement** from Udico Electric Company to City of Canton, Mississippi, dated July 25, 1975, recorded in **Book 141, Page 98**. (Parcel 178)