

APPLICATION FOR VARIANCE

40 foot Maximum Building Height-(I-2) Heavy Industrial District
Article XXV, Section 2503.01

Name and Address of Applicant:
Madison County Economic Development Authority
135 Mississippi Parkway
Canton, MS 39046

Street Address of Property (if different address):
West Sowell Road/Nissan Drive

APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
October 1, 2025	I-2	See Exhibit A Digital Format will be submitted	082B-10-003/01.00 082B-10-004/00.00 082E-15-021/00.00	N/A	See Exhibit B

Other Comments: As per Article VIII, Section 804 of the Madison County Zoning Ordinance.

MCEDA owns the above-referenced properties (see attached Exhibit C). Under the current version of the Ordinance, the maximum building height in an (I-2) Heavy Industrial District is 40 feet. MCEDA has previously obtained a variance to maximum building height on its Madison County Megasite for maximum building height to be determined by site plan. Special conditions and circumstances exist which are peculiar to proposed structures and buildings on the subject property which are not compatible to other structures and buildings in the I-2 District. Literal interpretation of the maximum building height would deprive MCEDA of rights commonly enjoyed by other properties in the I-2 District, such as the Madison County Megasite. Such variance will not confer on MCEDA any special privilege that is denied other structures or buildings in the I-2 District.

Comments:

Respectfully Submitted

Joseph P. Deason, Executive Director

Petition submitted to Madison County Planning and Development Commission on

Recommendation of Madison County Planning and Development Commission on Petition

Public Hearing date as established by the Madison County Board of Supervisors

Final disposition of Petition

MCEDA LEGAL DESCRIPTIONS FOR VARIANCE REQUEST

Parcel 1:

A certain parcel of land being situated in the Southwest Quarter of Section 10, Township 8 North, Range 2 East, Madison County, Mississippi, and containing 43.69 acres, more or less, and being more particularly described as follows:

Commencing at a found PK Nail, (SPC WEST: N:1,102,768.67 E:2,371,811.20) at the Southwest corner of Section 15, Township 08, Range 02 East, in the intersection of Church Road and Old Jackson Road, Madison County, Mississippi; thence run North 00 degrees 00 minutes 17 seconds West for a distance of 3,986.41 feet to a found cotton spindle; thence run South 89 degrees 50 minutes 35 seconds East for a distance of 1,215.35 to a found 1/2 inch capped rod; thence run North 00 degrees 09 minutes 47 seconds West for a distance of 1,322.62 feet to a found 1/2 inch capped rod; thence run North 89 degrees 43 minutes 59 seconds East for a distance of 159.71 feet to a set 1/2 inch capped rebar for a **Point of Beginning**; (SPC WEST: N: 1,108,073.68 E: 2,373,182.16); thence run North 00 degrees 28 minutes 27 seconds West for a distance of 687.55 to a set 1/2 inch capped rebar; thence run North 89 degrees 29 minutes 54 seconds West for a distance of 682.07 feet to a set 1/2 inch capped rebar on the Eastern right-of-way line of Old Jackson Road; thence run along said Eastern right-of-way for the following calls: North 54 degrees 26 minutes 24 seconds East for a distance of 283.30 feet to a set 1/2 inch capped rebar; thence run South 82 degrees 43 minutes 35 seconds East for a distance of 74.33 feet to a set 1/2 inch capped rebar; thence run North 55 degrees 00 minutes 00 seconds East for a distance of 40.00 feet to a found concrete monument; thence run North 12 degrees 43 minutes 35 seconds East for a distance of 74.33 feet to a found concrete monument; thence run North 56 degrees 07 minutes 49 seconds East for a distance of 253.49 feet to a found concrete monument at the point of curvature of a simple circular curve having a radius of 853.94 feet; thence run along said curve to the left in a Northeasterly direction for a distance of 81.37 feet (chord bearing of North 52 degrees 16 minutes 13 seconds East, chord distance of 81.34 feet) to a set 1/2 inch capped rebar; thence, leaving said right-of-way, run North 89 degrees 46 minutes 33 seconds East for a distance of 259.20 feet to a set 1/2 inch capped rebar; thence run North 00 degrees 28 minutes 27 seconds West for a distance of 209.00 feet to a found 1/2 inch capped rod; thence run North 89 degrees 46 minutes 33 seconds East for a distance of 633.43 feet to a found 1/2 inch capped rod; thence run South 86 degrees 53 minutes 00 seconds East for a distance of 497.66 feet to a found 1/2 inch capped rod; thence run South 00 degrees 08 minutes 43 seconds East for a distance of 1314.56 feet to a found 1/2 inch capped rod; thence run South 89 degrees 43 minutes 59 seconds West for a distance of 1331.57 feet to the **Point of Beginning**;

Parcel 2:

A certain parcel of land being situated in the North Half of the Northwest Quarter of Section 15, Township 8 North, Range 2 East, Madison County, Mississippi, containing 44.58 acres, more or less, and being more particularly described as follows:

Commencing at a found PK Nail, (SPC WEST: N:1,102,768.67 E:2,371,811.20) at the Southwest corner of Section 15, Township 08, Range 02 East, in the intersection of Church Road



and Old Jackson Road, Madison County, Mississippi; thence run North 00 degrees 00 minutes 17 seconds West for a distance of 3,986.41 feet to a found cotton spindle; thence run South 89 degrees 50 minutes 35 seconds East for a distance of 1,215.35 feet to a found 1/2 inch capped rod for a **Point of Beginning**; (SPC WEST: N: 1,106,751.75 E: 2,373,026.21); thence run North 00 degrees 09 minutes 47 seconds West for a distance of 1,322.62 feet to a found 1/2 inch capped rod; thence run North 89 degrees 43 minutes 59 seconds East for a distance of 1475.83 feet to a set 1/2 inch capped rebar; thence run South 00 degrees 13 minutes 31 seconds West for a distance of 1326.32 feet to a found 1/2 inch iron pipe; thence run North 89 degrees 35 minutes 58 seconds West for a distance of 1001.87 feet to a found 1/2 inch capped rod; thence run South 88 degrees 52 minutes 51 seconds West for a distance of 397.85 feet to a found 1/2 inch capped rod; thence run South 87 degrees 56 minutes 45 seconds West for a distance of 67.26 feet to the **Point of Beginning**.

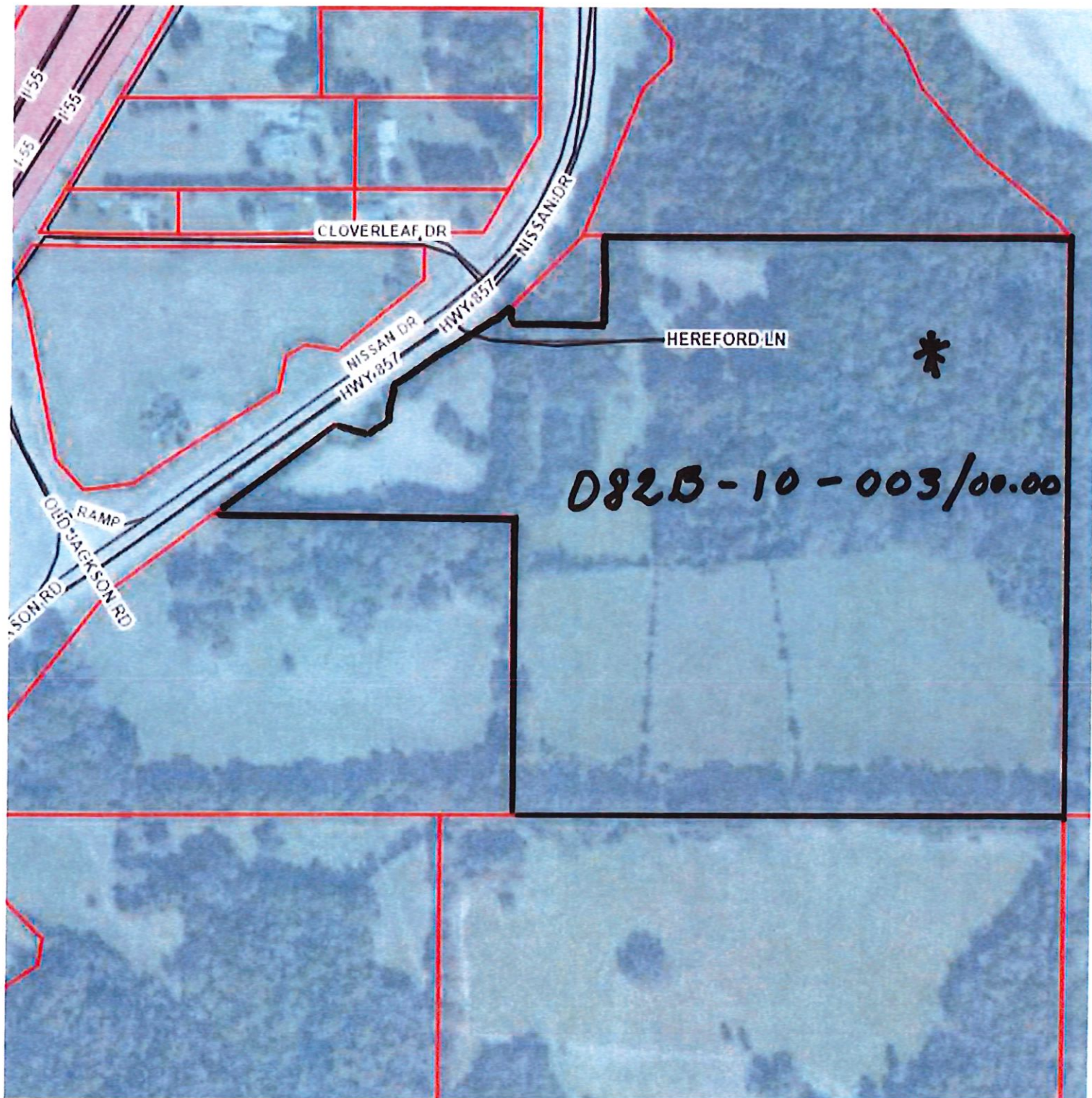
Parcel 3:

A certain parcel of land being situated in the East Half of the Southwest $\frac{1}{4}$ of Section 10, Township 8 North, Range 2 East, Madison County, Mississippi, containing +/- .724 acres, more or less, and being more particularly described as follows:

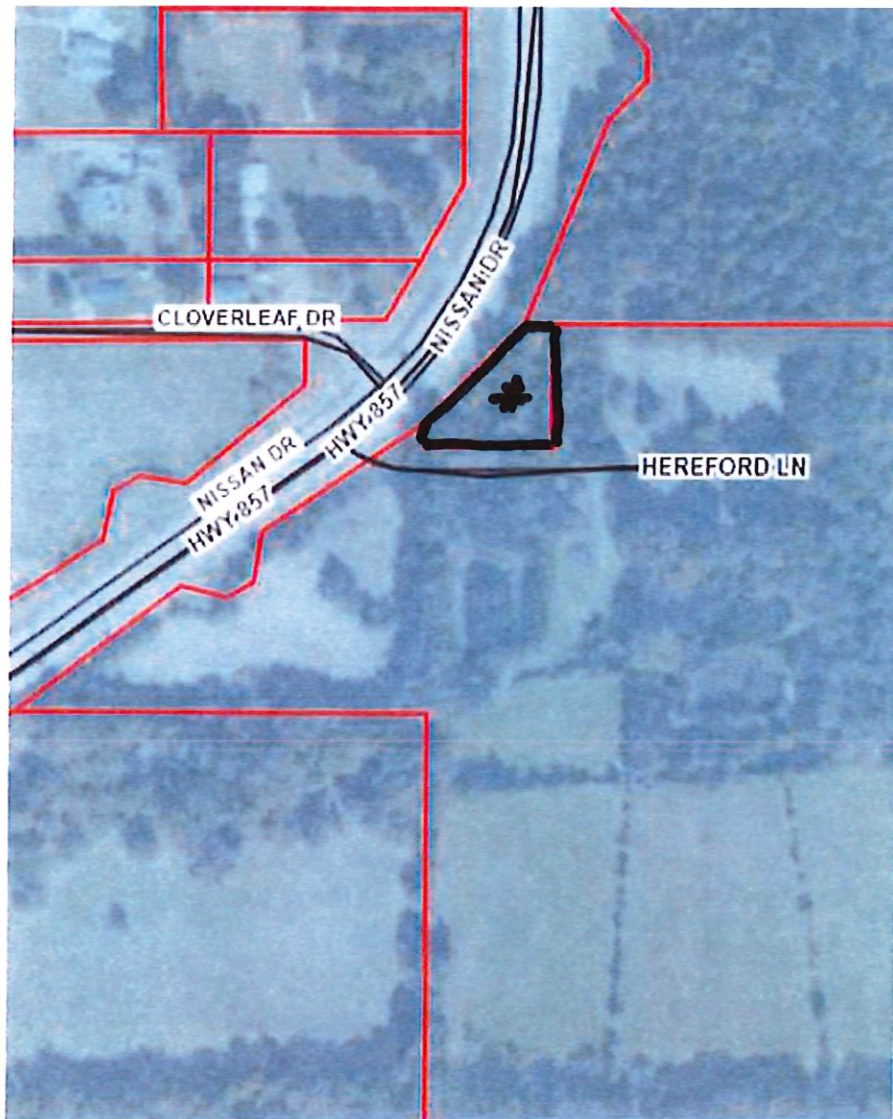
Commencing at the intersection of an east-west fence line extended, with the center-line of a county public road (said intersection being where a concrete monument marked "SC 16" representing the NE corner of Section 16 and the SW corner of said Section 10 was placed below the road surface by the Mississippi Forestry Service); thence run S 89°45'E along the existing fence and south line of said Section 10 for 1331 feet to an iron pin; thence North for 1157 feet to an iron pin and the point of beginning of the property herein described; thence North for 209 feet to a point that is 1 foot south of an iron pin; thence S 89°45'E along the existing fence for 209 feet to an iron pin; thence South for 209 feet to an iron pin; thence N89°45'W for 209 feet to the point of beginning; containing 1 acre, more or less, in the E1/2 of SW 1/4.

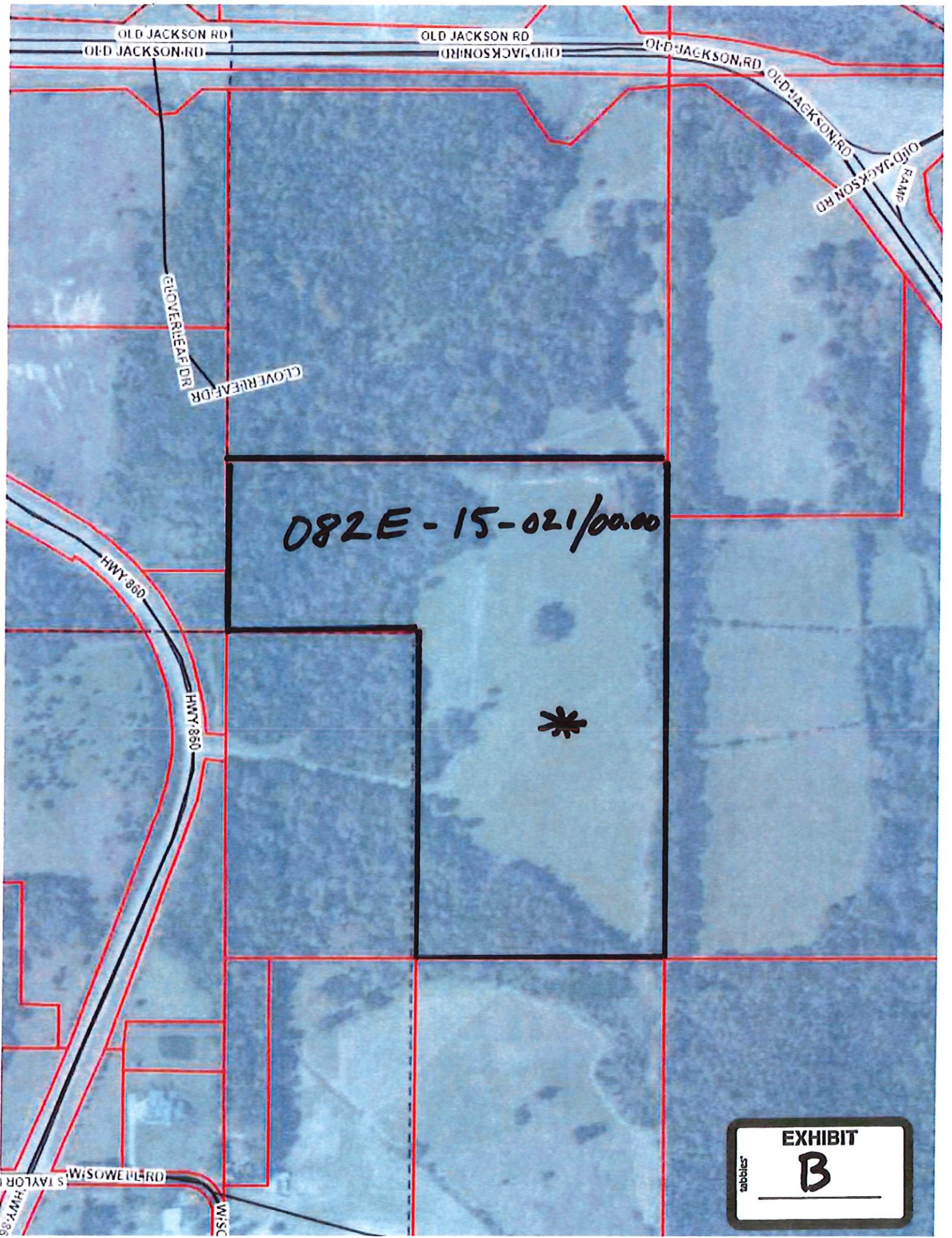
Less and Except the following:

Begin at the point of intersection of the Grantor's Western property line with the centerline of survey for the relocation of Old Jackson Road (Old US-51 Hwy.) from I-55 Gluckstadt Interchange to South Connector Road of the Nissan Project at East Frontage Road Station 178+19.68 as shown on the plans for State Project No. OP-0055-02 (181); from said point of beginning run thence North 01°19'44" East along said Western property line, a distance of 31.59 feet to the Grantor's Northern property line; thence run South 89°45'00" East along said Northern property line, a distance of 129.60 feet to a line being parallel with and 90 feet Southeasterly of measured radially from the centerline of said survey; thence run Southerly along said parallel line being the circumference of a circle to the right with a radius of 853.94 feet, an arc distance of 216.32 feet and a chord bearing South 38°14'40" West for a distance of 215.74 feet to the said Western property line; thence run North 01°19'44" East along said property line, a distance of 138.46 feet to the point of beginning, containing 0.276 acres (12,002 square feet) of land, more or less, and being situated in and a part of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 10, Township 8 North, Range 2 East, Madison County, Mississippi.



082B-10-004/00.00





tabbles[®] EXHIBIT
B



MADISON COUNTY, MS
I certify this instrument filed/recorded
02/18/2025 9:32:04 AM
Inst. 1022107 Page 1 of 7
Book: W - 4525 / 550.00
Witness my hand and seal
RONNY LOTT, C.C. BY: J.L.D.C.

Prepared by:
Jernigan Copeland Title, LLC
970 Ebenezer Blvd.
Madison, MS 39110
(601) 427-0021

Return to:
Jernigan Copeland Title, LLC
970 Ebenezer Blvd.
Madison, MS 39110
(601) 427-0021

STATE OF MISSISSIPPI
COUNTY OF Madison

FILE NO.: 24-0086

WARRANTY DEED

THIS WARRANTY DEED made and entered into this day by and between

James Robert Watson,
5615 Thornberry Place
Meridian, MS 39305-2722
(601) 938-9055
Grantors

David Lee Watson
100 Hereford Land
Madison, MS 39110
(601) 407-1769

Kenneth Owen Watson
615 W. Saulnier St.
Houston, TX 77019
(713) 446-4789

and

Madison County Economic Development Authority,
a Mississippi Body Politic authorized and created pursuant to Chapter 947,
Local and Private Laws of 1979, as ammended
135 Mississippi Parkway
Canton, MS 39046
(601) 605-0368
Grantees,

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantors do hereby grant, bargain, sell, convey and warrant, except as hereinafter set forth, unto the Grantees, Madison County Economic Development Authority, a Mississippi Body Politic authorized and created pursuant to Chapter 947, Local and Private Laws of 1979, as ammended, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of Madison, State of Mississippi, and more particularly described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

INDEXING INSTRUCTIONS: All lying and being situated in the South Half of the Southwest Quarter of Section 10, Township 8 North, Range 2 East, Madison County, Mississippi, and containing 43.69 acres, more or less.

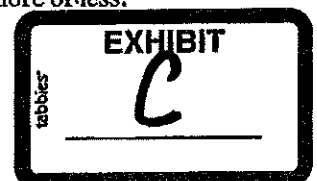


EXHIBIT "A"

Commencing at a found PK Nail, (SPC WEST: N:1,102,768.67 E:2,371,811.20) at the Southwest corner of Section 15, Township 08, Range 02 East, in the intersection of Church Road and Old Jackson Road, Madison County, Mississippi; thence run North 00 degrees 00 minutes 17 seconds West for a distance of 3,986.41 feet to a found cotton spindle; thence run South 89 degrees 50 minutes 35 seconds East for a distance of 1,215.35 to a found 1/2 inch capped rod; thence run North 00 degrees 09 minutes 47 seconds West for a distance of 1,322.62 feet to a found 1/2 inch capped rod; thence run North 89 degrees 43 minutes 59 seconds East for a distance of 159.71 feet to a set 1/2 inch capped rebar for a Point of Beginning; (SPC WEST: N: 1,108,073.68 E: 2,373,182.16); thence run North 00 degrees 28 minutes 27 seconds West for a distance of 687.55 to a set 1/2 inch capped rebar; thence run North 89 degrees 29 minutes 54 seconds West for a distance of 682.07 feet to a set 1/2 inch capped rebar on the Eastern right-of-way line of Old Jackson Road; thence run along said Eastern right-of-way for the following calls: North 54 degrees 26 minutes 24 seconds East for a distance of 283.30 feet to a set 1/2 inch capped rebar; thence run South 82 degrees 43 minutes 35 seconds East for a distance of 74.33 feet to a set 1/2 inch capped rebar; thence run North 55 degrees 00 minutes 00 seconds East for a distance of 40.00 feet to a found concrete monument; thence run North 12 degrees 43 minutes 35 seconds East for a distance of 74.33 feet to a found concrete monument; thence run North 56 degrees 07 minutes 49 seconds East for a distance of 253.49 feet to a found concrete monument at the point of curvature of a simple circular curve having a radius of 853.94 feet; thence run along said curve to the left in a Northeasterly direction for a distance of 81.37 feet (chord bearing of North 52 degrees 16 minutes 13 seconds East, chord distance of 81.34 feet) to a set 1/2 inch capped rebar; thence, leaving said right-of-way, run North 89 degrees 46 minutes 33 seconds East for a distance of 259.20 feet to a set 1/2 inch capped rebar; thence run North 00 degrees 28 minutes 27 seconds West for a distance of 209.00 feet to a found 1/2 inch capped rod; thence run North 89 degrees 46 minutes 33 seconds East for a distance of 633.43 feet to a found 1/2 inch capped rod; thence run South 86 degrees 53 minutes 00 seconds East for a distance of 497.66 feet to a found 1/2 inch capped rod; thence run South 00 degrees 08 minutes 43 seconds East for a distance of 1314.56 feet to a found 1/2 inch capped rod; thence run South 89 degrees 43 minutes 59 seconds West for a distance of 1331.57 feet to the Point of Beginning;

INDEXING INSTRUCTIONS:

All lying and being situated in the South Half of the Southwest Quarter of Section 10, Township 8 North, Range 2 East, Madison County, Mississippi, and containing 43.69 acres, more or less.

Basis of Bearing: Grid North by GPS Observation

TO HAVE AND TO HOLD unto the Grantee(s), their heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

- 1) Taxes and assessments for the current year and subsequent years, which are not yet due and payable.
- 2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.
- 3) Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.

IN TESTIMONY WHEREOF, witness the signature of the Grantor(s) on this the 14th day of February, 2025.

James Robert Watson

David Lee Watson

David Lee Watson

Kenneth Owen Watson

STATE OF MISSISSIPPI
COUNTY OF Madison

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, James David Lee Watson, who acknowledged that he signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

GIVEN under my hand and official seal this the 14th day of February, 2025.

Cathy Finch
NOTARY PUBLIC
(SEAL)

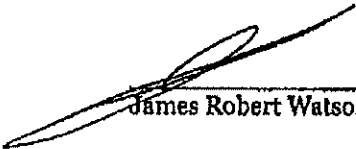
My Commission Expires:



TO HAVE AND TO HOLD unto the Grantee(s), their heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

- 1) Taxes and assessments for the current year and subsequent years, which are not yet due and payable.
- 2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.
- 3) Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.

IN TESTIMONY WHEREOF, witness the signature of the Grantor(s) on this the 11th day of February, 2025.



James Robert Watson

David Lee Watson

Kenneth Owen Watson

STATE OF MISSISSIPPI
COUNTY OF Madison

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, James David Lee Watson, who acknowledged that he signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the _____ day of February, 2025.

NOTARY PUBLIC
(SEAL)

My Commission Expires:

STATE OF TEXAS

COUNTY OF _____

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, Kenneth Owen Watson, who acknowledged that he signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the _____ day of February, 2025.

NOTARY PUBLIC
(SEAL)

My Commission Expires:

STATE OF MISSISSIPPI
COUNTY OF Lauderdale

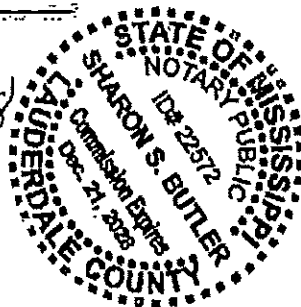
THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, James Robert Watson, who acknowledged that he signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 11th day of February, 2025.

Sharon S. Butler

NOTARY PUBLIC
(SEAL)

My Commission Expires: 12/21/2028



TO HAVE AND TO HOLD unto the Grantee(s), their heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

- 1) Taxes and assessments for the current year and subsequent years, which are not yet due and payable.
- 2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.
- 3) Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.

IN TESTIMONY WHEREOF, witness the signature of the Grantor(s) on this the 11th day of February, 2025.

James Robert Watson

David Lee Watson



Kenneth Owen Watson

STATE OF MISSISSIPPI
COUNTY OF Madison

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, James David Lee Watson, who acknowledged that he signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 11th day of February, 2025.



NOTARY PUBLIC
(SEAL)

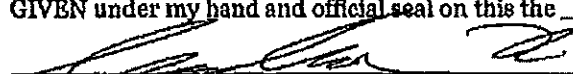
My Commission Expires:

STATE OF TEXAS

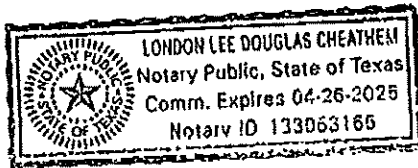
COUNTY OF Harris

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, Kenneth Owen Watson, who acknowledged that he signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 11th day of February, 2025.


NOTARY PUBLIC
(SEAL)

My Commission Expires: 04-26-25



STATE OF MISSISSIPPI

COUNTY OF _____

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, James Robert Watson, who acknowledged that he signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the _____ day of February, 2025.

NOTARY PUBLIC
(SEAL)

My Commission Expires:

MADISON COUNTY, MS RONNY LOTT
I CERTIFY THIS INSTRUMENT WAS FILED ON 2/18/2025 9:32:04 AM AND RECORDED IN W BOOK:4525 PAGE:550



MADISON COUNTY, MS
I certify this instrument filed/recorded
02/18/2025 9:32:05 AM
Inst. 1022108 Page 1 of 3
Book: W - 4525 / 557.00
Witness my hand and seal
RONNY LOTT, C.C. BY: J.L.D.C.

Prepared by:
Jernigan Copeland Title, LLC
970 Ebenezer Blvd.
Madison, MS 39110
(601) 427-0021

Return to:
Jernigan Copeland Title, LLC
970 Ebenezer Blvd.
Madison, MS 39110
(601) 427-0021

STATE OF MISSISSIPPI
COUNTY OF Madison

FILE NO.: 24-0087

WARRANTY DEED

THIS WARRANTY DEED made and entered into this day by and between

SRC Investments, LLC
874 Ratliff Ferry Road
Canton, MS 39046
(601) 859-1332
Grantor

and

Madison County Economic Development Authority, a Mississippi Body Politic authorized and created pursuant to Chapter 947, Local and Private Laws of 1979, as amended
135 Mississippi Parkway
Canton, MS 39046
(601) 605-0368
Grantees,

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantor does hereby grant, bargain, sell, convey and warrant, except as hereinafter set forth, unto the Grantees, Madison County Economic Development Authority, a Mississippi Body Politic authorized and created pursuant to Chapter 947, Local and Private Laws of 1979, as amended, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of Madison, State of Mississippi, and more particularly described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

INDEXING INSTRUCTIONS: All lying and being situated in the North Half of the Northwest Quarter of Section 15, Township 8 North, Range 2 East, Madison County, Mississippi, and containing 44.58 acres, more or less.

EXHIBIT "A"

Commencing at a found PK Nail, (SPC WEST: N:1,102,768.67 E:2,371,811.20) at the Southwest corner of Section 15, Township 08, Range 02 East, in the intersection of Church Road and Old Jackson Road, Madison County, Mississippi; thence run North 00 degrees 00 minutes 17 seconds West for a distance of 3,986.41 feet to a found cotton spindle; thence run South 89 degrees 50 minutes 35 seconds East for a distance of 1,215.35 feet to a found 1/2 inch capped rod for a **Point of Beginning**; (SPC WEST: N: 1,106,751.75 E: 2,373,026.21); thence run North 00 degrees 09 minutes 47 seconds West for a distance of 1,322.62 feet to a found 1/2 inch capped rod; thence run North 89 degrees 43 minutes 59 seconds East for a distance of 1475.83 feet to a set 1/2 inch capped rebar; thence run South 00 degrees 13 minutes 31 seconds West for a distance of 1326.32 feet to a found 1/2 inch iron pipe; thence run North 89 degrees 35 minutes 58 seconds West for a distance of 1001.87 feet to a found 1/2 inch capped rod; thence run South 88 degrees 52 minutes 51 seconds West for a distance of 397.85 feet to a found 1/2 inch capped rod; thence run South 87 degrees 56 minutes 45 seconds West for a distance of 67.26 feet to the **Point of Beginning**;

INDEXING INSTRUCTIONS:

All lying and being situated in the North Half of the Northwest Quarter of Section 15, Township 8 North, Range 2 East, Madison County, Mississippi, and containing 44.58 acres, more or less.

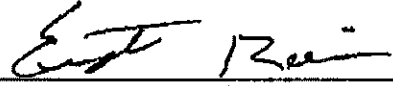
Basis of Bearing: Grid North by GPS Observation

TO HAVE AND TO HOLD unto the Grantees, their heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

- 1) Taxes and assessments for the current year and subsequent years, which are not yet due and payable.
- 2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.
- 3) Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.

IN TESTIMONY WHEREOF, witness the signature of the Grantor on this the 14th day of February, 2025.

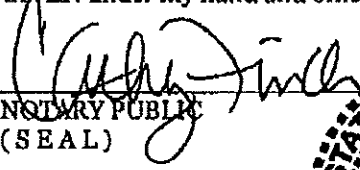
SRC Investments, LLC


By: Eustice Raines, Managing Member

STATE OF MISSISSIPPI
COUNTY OF Madison

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named Eustice Raines, who acknowledged to me that he is the Managing Member of the company known as SRC Investments, LLC, and that for and on behalf of said company and as its act and deed he signed and delivered the foregoing instrument of writing on the day and year therein mentioned, he having been first duly authorized to do so.

GIVEN under my hand and official seal on this the 14th day of February, 2025.


NOTARY PUBLIC
(SEAL)
My Commission Expires:



MADISON COUNTY, MS RONNY LOTT
I CERTIFY THIS INSTRUMENT WAS FILED ON 2/18/2025 9:32:05 AM AND RECORDED IN W BOOK:4525 PAGE:557



MADISON COUNTY, MS
I certify this instrument filed/recorded
09/17/2025 3:42:06 PM
Inst. 1035219 Page 1 of 3
Book: W - 4598 / 395.00
Witness my hand and seal
RONNY LOTT, C.C. BY: SFD.C.

PREPARED BY AND RETURN TO:
Jernigan Copeland Title, LLC
970 Ebenezer Boulevard
Madison, MS 39110
(601) 427-0015

Indexing Instructions: .72 Acres, more or less, in the E1/2 of the SW 1/4 of Section 10. T8N, R2E, Madison County, Mississippi

Order No.: MS-25-1011

GRANTOR:
Barbara Sanders
1239 South California Avenue,
Chicago, IL 60608

(773) 418-6619

GRANTEE
Madison County Economic Development
Authority, a Mississippi Body Politic
authorized and created pursuant to Chapter
947, Local and Private Laws of 1979, as
amended
135 Mississippi Parkway
Canton, MS 39110
(601) 605-0368

WARRANTY DEED

STATE OF MISSISSIPPI **MADISON**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Barbara Sanders**, does hereby sell, convey and warrant unto **Madison County Economic Development Authority, a Mississippi Body Politic authorized and created pursuant to Chapter 947, Local and Private Laws of 1979, as amended**, a certain lot or parcel of land lying and being situated Madison, in the State of Mississippi, more particularly described as follows, to-wit:

TOWNSHIP 8 NORTH, RANGE 2 EAST:

Section 10 - Commencing at the intersection of an east-west fence line extended, with the center-line of a county public road (said intersection being where a concrete monument marked "SC 16" representing the NE corner of Section 16 and the SW corner of said Section 10 was placed below the road surface by the Mississippi Forestry Service); thence run S 89°45'E along the existing fence and south line of said Section 10 for 1331 feet to an iron pin; thence North for 1157 feet to an iron pin and the point of beginning of the property herein described; thence North for 209 feet to a point that is 1 foot south of an iron pin; thence S 89°45'E along the existing fence for 209 feet to an iron pin; thence South for 209 feet to an iron pin; thence N89°45'W for 209 feet to the point of beginning; containing 1 acre, more or less, in the E1/2 of SW 1/4.

Less and Except the following:

Begin at the point of intersection of the Grantor's Western property line with the centerline of survey for the relocation of Old Jackson Road (Old US-51 Hwy.) from I-55 Gluckstadt Interchange to South Connector Road of the Nissan Project at East Frontage Road Station 178+19.68 as shown on the plans for State Project No. OP-0055-02 (181); from said point of beginning run thence North 01°19'44" East along said Western property line, a distance of 31.59 feet to the Grantor's Northern property line; thence run South 89°45'00" East along said Northern property line, a distance of 129.60 feet to a line being parallel with and 90 feet Southeasterly of measured radially from the centerline of said survey; thence run Southerly along said parallel line being the circumference of a circle to the right with a radius of 853.94 feet, an arc distance of 216.32 feet and a chord bearing South 38°14'40" West for a distance of 215.74 feet to the said Western property line; thence run North 01°19'44" East along said property line, a distance of 138.46 feet to the point of beginning, containing 0.276 acres (12,002 square feet) of land, more or less, and being situated in and a part of the South 1/2 of the Southwest 1/4 of Section 10, Township 8 North, Range 2 East, Madison County, Mississippi.

IT IS AGREED AND UNDERSTOOD that the taxes for the current year will be paid by the seller.

THIS conveyance is subject to any and all protective covenants, building restrictions, rights of way, easements, mineral reservations, unrecorded servitudes and conveyances applicable to the above described property.

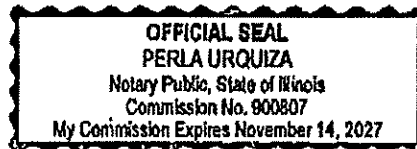
WITNESS MY SIGNATURE, on this 15th day of September, 2025.

Barbara Sanders (SEAL)
Barbara Sanders

STATE OF Illinois
COUNTY OF Cook

Personally appeared before me, the undersigned authority in and for the said county and state, on this 15th day of September, 2025, within my jurisdiction, the within named Barbara Sanders, who acknowledged that (he) (she) (they) executed the above and foregoing instrument.

[Signature]
Notary Public



MADISON COUNTY, MS RONNY LOTT
I CERTIFY THIS INSTRUMENT WAS FILED ON 9/17/2025 3:42:06 PM AND RECORDED IN W BOOK 4598 PAGE 395