

Department of Engineering
Tim Bryan, P.E., PTOE, County Engineer

3137 South Liberty Street, Canton, MS 39046
Office (601) 855-5582 FAX (601) 859-5857

MEMORANDUM

May 6, 2026

To: Casey Brannon, Supervisor, District I
Trey Baxter, Supervisor, District II
Gerald Steen, Supervisor, District III
Karl Banks, Supervisor, District IV
Paul Griffin, Supervisor, District V

From: Tim Bryan, P.E., PTOE
County Engineer

Re: Request of Payment
Project: Bozeman Road Phase 2 LPA
Parcel: 006-00-00

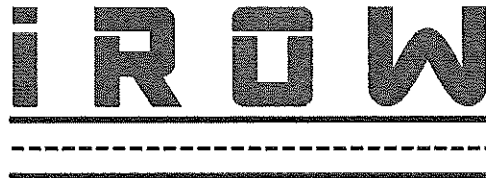
The Engineering Department recommends that the Board approve the payment of \$27,400.00 for the acquisition of right of way for Bozeman Road Phase 2 LPA Project from Willie L. Day and authorize the Comptroller to issue the check.

Check payment to:

Payee:

Willie L. Day
506 Bozeman Road
Madison, Mississippi 39110

Integrated Right of Way
P. O. Box 3066
Madison, MS 39130
Phone: 601-790-0443



Right of Way Acquisition Closing Statement

Name:	<u>Willie L. Day</u>	Date:	<u>May 6, 2026</u>
Address:	<u>506 Bozeman Road</u> <u>Madison, MS 39110</u>	Project:	<u>Bozeman Road Phase 2 LPA</u>
		County:	<u>Madison County, MS</u>
		ROW Parcels:	<u>006-00-00</u>

006-00-00 Payment:	\$20,900.00
006-00-00 Damages Driveway:	\$ 6,500.00
Total Payment Due:	\$27,400.00

Please Direct Payment To:

Willie L. Day
506 Bozeman Road
Madison, MS 39110

Included Herein:

- Properly Executed W-9
- Properly Executed Warranty Deed
- Properly Executed Partial Release of Mortgage
- Initialized Fair Market Value Offer

1. *All considerations agreed on by the above-named Owner(s) and the Right of Way Agent signing this statement are embodied in the instrument of conveyance, there being no oral agreements or representations of any kind.*
2. *The considerations embodied in this instrument of conveyance on the abovementioned project and parcel number were reach without coercion, promises other than those shown in the agreement, or threats of any kind whatsoever by or to either party whose name appears on this instrument.*
3. *The undersigned Right of Way Agent has no direct or indirect, present or contemplated future personal interest in the abovementioned parcels nor will in any way benefit from the acquisition of such property.*


Eli Fisher
Acquisitions Agent



Providing Professional Right of Way Acquisition
& Consultation Services



MADISON COUNTY, MS
 I certify this instrument filed/recorded
 05/04/2026 3:24:10 PM
 Inst. 1051117 Page 1 of 5
 Book: W - 4678 / 79.00
 Witness my hand and seal
 RONNY LOTT, C.C. BY: KA D.C.

Grantee, prepared by and return to:
 Madison County Board of Supervisors
 125 West North Street
 P.O. Box 608
 Canton, MS 39046
 Phone: 601-790-2590

Grantor Address:
 Willie L. Day
 506 Bozeman Road
 Madison, MS 39110
 Phone: 601-227-0426

WARRANTY DEED

INDEXING INSTRUCTIONS:

W/2 of SW/4 of Section 30, Township 8
 North, Range 2 East, Madison County,
 Mississippi

Initial WLD, _____

Willie L. Day
 082I-30-001/05.01-00-00-W

STATE OF MISSISSIPPI

COUNTY OF MADISON

For and in consideration of Twenty-Seven Thousand Four Hundred and NO/100 Dollars (\$27,400.00) the receipt and sufficiency of which is hereby acknowledged, we, the undersigned, hereby grant, bargain, sell, convey and warrant unto the Madison County Board of Supervisors the following described land:

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83 (2011) epoch 2010.00, grid values, U. S. Survey feet, using a scale factor of 0.999954045 and a grid to geodetic azimuth angle of (+) 00 degrees 06 minutes 12.67957 seconds developed at the below described commencing point used for Project Number STP-6985-00(001)LPA/106993-701000. It is the intent of this description to convey that portion of the grantors property that lies with the proposed right-of-way as defined by said project:

Commencing at a found #3 rebar located at the Northeast corner of the Ingleside II Subdivision, Part 1, Plat Cabinet C, Slide 5, records of the Office of Chancery Clerk, Madison County, Mississippi, having a coordinate value of N 1086750.79, E 2356013.16, on the above reference coordinate system, thence run North 03 degrees 35 minutes 50 seconds East for a distance of 6649.82 feet to a #5 rebar with plastic cap stamped COA# 14 located at the intersection of the proposed east right-of-way line of Bozeman Road and the south line of certain tract or parcel of land as described in Book 3972, Page 505, records of the Office of Chancery Clerk, Madison County, Mississippi, being 55.00 feet right of and perpendicular to proposed Bozeman Road alignment at project centerline station 132+56.40, having a coordinate value of N 1093387.51, E 2356430.39, on the above reference coordinate system, and being referred to hereinafter as the **Point of Beginning**;

From the **Point of Beginning** thence along said south line run, North 89 degrees 43 minutes 12 seconds West for a distance of 21.83 feet to a #5 rebar with plastic cap stamped COA# 14 located at the intersection of said south line and the existing east right-of-way line of Bozeman Road;

thence along said existing east right-of-way line and the arc of a curve to the right having an arc length of 455.83 feet, a radius of 960.00 feet, a chord bearing of North 24 degrees 04 minutes 55 seconds East, and a chord distance of 451.56 feet to a #5 rebar with plastic cap stamped COA# 14;

Initial WLD, _____

Willie L. Day
082I-30-001/05.01-00-00-W

thence continue along said existing east right-of-way line the following 3 courses;

thence run, North 37 degrees 41 minutes 05 seconds East for a distance of 80.03 feet to a #5 rebar with plastic cap stamped COA# 14;

thence run, North 25 degrees 48 minutes 47 seconds East for a distance of 51.09 feet to a #5 rebar with plastic cap stamped COA# 14;

thence run, North 37 degrees 41 minutes 21 seconds East for a distance of 175.27 feet to a found square rebar located at the intersection of the existing east right-of-way line and the north line of said parcel;

thence along said north line run, South 52 degrees 20 minutes 44 seconds East for a distance of 20.50 feet to a #5 rebar with plastic cap stamped COA# 14 located at the intersection of said north line and the proposed east right-of-way line of Bozeman Road;

thence along said proposed east right-of-way line run the following 4 courses;

thence run, South 37 degrees 41 minutes 05 seconds West for a distance of 267.74 feet to a #5 rebar with plastic cap stamped COA# 14;

thence continue along proposed east right-of-way line and the arc of a curve to the left having an arc length of 313.14 feet, a radius of 920.00 feet, a chord bearing of South 27 degrees 56 minutes 01 seconds West, and a chord distance of 311.64 feet to a #5 rebar with plastic cap stamped COA# 14;

thence run, South 18 degrees 10 minutes 57 seconds West for a distance of 65.65 feet to a #5 rebar with plastic cap stamped COA# 14;

thence continue along proposed east right-of-way line and the arc of a curve to the left having an arc length of 101.93 feet, a radius of 1003.00 feet, a chord bearing of South 15 degrees 16 minutes 16 seconds West, and a chord distance of 101.89 feet back to the **Point of Beginning**, containing 0.32 acres (13822 square feet), more or less, and being situated in the West Half of the Southwest Quarter of Section 30, Township 8 North, Range 2 East, Madison County, Mississippi.

The grantor herein further warrants that the above described property is part of his homestead.

Initial WLD, _____

Willie L. Day
082I-30-001/05.01-00-00-W

This conveyance includes all improvements located on the above described land and partially on Grantor's remaining land, if any. The Grantee herein, its Agents, and/or Assigns are hereby granted the right of Ingress and Egress on Grantor's remaining land for removing or demolishing said improvements. The consideration herein named is in full payment of all said improvements.

It is understood and agreed that the consideration herein named is in full payment and settlement of any and all damage and compensation which would be allowable under a decree were it rendered by the Court and jury in an Eminent Domain proceeding under the provision of the applicable laws and statutes of the State of Mississippi.

It is further understood and agreed that this instrument constitutes the entire agreement between the grantor and the grantee, there being no oral agreements or representations of any kind.

Witness my/our signature(s) this the 11 day of April A.D. 2025.

Signature Willie L. Day
Willie L. Day

Initial WLD, _____

Willie L. Day
082I-30-001/05.01-00-00-W

STATE OF MISSISSIPPI

COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 11 day of April, 2025, within my jurisdiction, the within named Willie L. Day, a single person, who acknowledged that he executed the above and foregoing instrument.



Elijah G. Fisher (NOTARY PUBLIC)

(SEAL)

My commission expires: September 21, 2027

Initial WLD, _____

Willie L. Day
082I-30-001/05.01-00-00-W



MADISON COUNTY, MS
 I certify this instrument filed/recorded
 05/04/2026 3:24:50 PM
 Inst. 1051118 Page 1 of 4
 Book: T - 4678 / 84.00
 Witness my hand and seal
 RONNY LOTT, C.C. BY: KA D.C.

Recording Requested By: ROCKET MORTGAGE LLC

Prepared By: Spencer Nowicki, ROCKET MORTGAGE LLC 8950 CYPRESS WATERS BLVD,
 COPPELL, TX 75019 1-888-480-2432
 When Recorded Return To: RELEASES DOC ADMIN, ROCKET MORGAGE LLC P.O. BOX 619092,
 DALLAS, TX 75261-9947 1-888-480-2432



PARTIAL DEED OF RELEASE

ROCKET MORTGAGE #:*****45PR "DAY" Madison, Mississlppi
 MIN #: 100350291033488882 MERS Corporate Phone Number: 1-888-679-6377

WHEREAS WILLIE L DAY, A SINGLE MAN ("Trustor") by Deed of Trust dated 01/11/2021 and recorded at the office of the Recorder, Madlson, Mississippi on 01/12/2021 in Book/Reel/Liber: 4012 Page/Folio: 226 as Instrument No.: N/A ("the Deed of Trust") pledged to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY, AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS ITS SUCCESSORS AND ASSIGNS Address: 1400 FORUM BIVD SUITE 18 COLUMBIA, MO 65203 Phone: 573-876-2600 ("Beneficiary") certain lands further described in the Deed of Trust ("Secured Premises") to secure payment of \$999,000.00 with interest and costs, etc., as therein set forth;

AND WHEREAS, Beneficiary wishes to discharge a portion of the Secured Premises of and from the lien of the Deed of Trust;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Beneficiary, that for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby releases from the lien of the Deed of Trust that portion of the Secured Premises which is described and identified herein and by this reference made a part hereof;

Original Trustor: WILLIE L DAY, A SINGLE MAN Address: 506 BOZEMAN RD, MADISON, MS 39110
 Phone: 601-499-0232

Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY, AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS ITS SUCCESSORS AND ASSIGNS Address: 1400 FORUM BIVD SUITE 18 COLUMBIA, MO 65203
 Phone: 573-876-2600
 Original Trustee: THE SECURITY TITLE GUARANTEE CORP OF BALTIMORE at Address: N/A
 Phone: N/A

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC has a physical address at 11819 Miami St., Suite 100, Omaha, NE 68164 and a mailing address at P.O. BOX 2026, FLINT, MI 48501-2026


Dated: 01/11/2021 Recorded on 01/12/2021 as in Book/Reel/Liber: 4012 Page/Folio: 226 as Instrument No.: N/A
 In the Records of the County Recorder of Madison Mississlppi

Property Address: 506 BOZEMAN RD, MADISON, MS 39110
 Indexing Instructions: N/A
 Legal: See Exhibit "A" Attached Hereto And By This Reference Made A Part Hereof

IN WITNESS WHEREOF, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR ROCKET MORTGAGE, LLC ITS SUCCESSORS AND ASSIGNS, whose address is 11819 MIAMI ST, SUITE 100, OMAHA, NE 68164 and phone number is 1-888-679-6377, has caused this instrument to be executed, delivered and sealed by its duly authorized representative as of this date April 29th, 2026.

*SLN*SLNNATT*04/29/2026 11:40:47 AM* NATTO1NATT000000000000006181544* MSMADIS*
 *****45PR MSSTATE_PARTIAL_TRUST_REL *SLN*SLNNATT*


PARTIAL DEED OF RELEASE Page 2 of 2
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR
ROCKET MORTGAGE, LLC ITS SUCCESSORS AND ASSIGNS
On April 29th, 2026

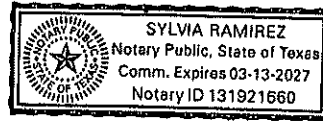
By: 
DONNA KOESTNER, Vice-President

STATE OF Texas
COUNTY OF Dallas

On April 29th, 2026, before me, SYLVIA RAMIREZ, a Notary Public in and for Dallas in the State of Texas, personally appeared DONNA KOESTNER, Vice-President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR ROCKET MORTGAGE, LLC ITS SUCCESSORS AND ASSIGNS, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,


SYLVIA RAMIREZ
Notary Expires: 03/13/2027 #131921660



(This area for notarial seal)

EXHIBIT A

Parcel No. 082I-30-001/05.01-00-00-W

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83 (2011) epoch 2010.00, grid values, U. S. Survey feet, using a scale factor of 0.999954045 and a grid to géodétic azimuth angle of (+) 00 degrés 06 minutes 12.67957 seconds developed at the below described commencing point used for Project Number STP-6985-00(001)LPA/106993-701000. It is the intent of this description to convey that portion of the grantors property that lies with the proposed right-of-way as defined by said project:

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FAIR MARKET VALUE OFFER
Bozeman Road Phase 2 LPA Project

Name: Willie L. Day	Date: 03/17/2025
Address:	Project: Bozeman Road Phase 2 LPA Project
506 Bozeman Road	County: Madison
Madison, MS 39110	ROW Parcel(s): 006-00-00

It is necessary that the Madison County Board of Supervisors acquire from you certain property necessary for the construction of this project. The identification of the real property and the particular interests being acquired are indicated on the attached instrument.

The value of the real property interests being acquired is based on the fair market value of the property and is not less than the approved appraised value/waiver valuation disregarding any decrease or increase in the fair market value caused by the project. This fair market value offer includes all damages and is based on our approved appraisal/waiver valuation in the amount of \$27,400.00.

Appraisal. Waiver Valuation. This Appraisal Valuation was made based upon recent market date in this area.

This acquisition does not include oil, gas, or mineral rights, but includes all other interests.

Unless noted otherwise, this acquisition does not include any items which are considered personal property under Mississippi State Law. Examples of such items are household and office furniture and appliances, machinery, business and farm inventory, etc.

The real property improvements being acquired are: None

The following real property and improvements are being acquired but not owned by you: None

Separately held interest(s) in the real property are valued at \$0.00. These interests are not included in the above fair market value offer.

Land Value: (0.32 Acres)	\$ 20,900.00
Improvements:	\$ N/A
Damages (Driveway):	\$ 6,500.00
TOTAL FAIR MARKET VALUE OFFER	\$ 27,400.00

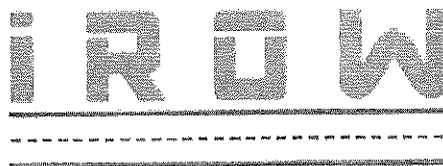
NOTE: All interests must be acquired by the LPA before any payment will be made.

Eli Fisher

Right of Way Acquisition Agent

(Consultant or LPA)

Integrated Right of Way
P.O. Box 3066
Madison, MS 39130
Phone: 601-790-0443



Purchase Agreement

Name:	<u>Willie L. Day</u>	Date:	<u>03/17/2025</u>
Address:	<u>506 Bozeman Road</u>	Project:	<u>Bozeman Rd Phase 2 LPA</u>
	<u>Madison, MS 39110</u>	County:	<u>Madison</u>
Tax ID:	<u>0821-30 -001/05.01</u>	ROW Parcels:	<u>006-00-00</u>

I, Willie L. Day, do hereby understand that the original Fair Market Value Offer for the conveyance of all property rights required for the Bozeman Road Phase 2 LPA Project 0.32 acres in fee simple interest is \$27,400.00.

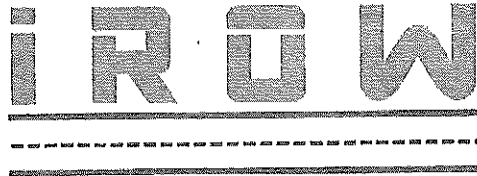
I have accepted the offer to purchase 0.32 acres of land for total compensation of \$27,400.00

Signature: *Willie L. Day* Date: 3/17/25



Providing Professional Right of Way Acquisition
& Consultation Services

Integrated Right of Way
P. O. Box 3066
Madison, MS 39130
Phone: 601-790-0443



**Third Party Authorization Form and
Request for Partial Release of Mortgage for Right-of-Way**

Project: Bozeman Road Phase 2 LPA Project County: Madison, MS ROW Parcels: 006-00-00

Property Owner Information:

Willie L. Day
506 Bozeman Road
Madison, MS 39110
SSN: 7280

Mortgagee Information:

Bank / Institution: Veterans United Home Loan
Address: _____
Loan No.: _____
Contact Name: _____
Email: _____
Phone: 573-876-2602

Authorization:

I/we, the undersigned, authorize you to speak with Integrated Right of Way, LLC ("IROW") representatives, including, but not limited to, Eli Fisher and Caleb Koonce, regarding obtaining a Partial Release of Mortgage on 0.32 Acres, which the Madison County Board of Supervisors seeks for the Bozeman Road Phase 2 Project. Improvements located within the acquisition area(s) are: none.

Landowner Signature: Willie L. Day
Date of Signature: 3/18/25
Acquisition Agent: Eli Fisher



Providing Professional Right of Way Acquisition
& Consultation Services