

BEFORE THE MADISON COUNTY, MISSISSIPPI BOARD OF SUPERVISORS

IN RE: ALTERATION OF THE PLAT OF THE RETREAT TO COMBINE LOTS 4 AND 5 INTO ONE (1) LOT

MARK PLAYER

PETITIONER

PETITION TO ALTER THE PLAT OF THE RETREAT
TO COMBINE LOTS 4 AND 5 INTO ONE (1) LOT

COME NOW, Petitioner, **MARK PLAYER**, by and through his Attorney in Fact, Joan Player, pursuant to Section 17-1-23 (4) of the *Mississippi Code of 1972, Annotated, as Amended*, and file this his Petition before the Board of Supervisors of Madison County, Mississippi to alter the Plat of The Retreat, a Subdivision of Madison County, Mississippi, and in support hereof show as follows:

1. Petitioner, **MARK PLAYER**, is the owner of Lots 4 and 5, The Retreat. A copy of his Warranty Deed is attached hereto as **Exhibit "A"**.
2. The Retreat is a subdivision according to a map or plat thereof on file and of record in the office of the Chancery Clerk of Madison County, Mississippi, in Plat Cabinet E at Slides 129A and 129B. A copy of the plat is attached hereto as **Exhibit "B"** and incorporated herein by reference.
3. **JOHN VALLAS** has entered into a contract with Mark Player for the purchase of Lots 4 and 5, The Retreat. Petitioner desires to combine Lots 4 and 5, The Retreat, so that **JOHN VALLAS** will be able to construct one (1) residential dwelling on the combined Lots after the purchase of Lots 7 and 8. The size of the combined Lots totals 12.194 acres.
4. Pursuant to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Charlton Place and Amendment and Supplement thereto, and Section 17-1-23 (4) of the *Mississippi Code of 1972, Annotated, as Amended*, the only parties interested in the subject

matter of this Petition are:

- a. Mark Player, owner of Lots 4 and 5, The Retreat.
- b. Meadows of Charlton Place Property Owner's Association, Inc.
- c. There are no other parties directly interested and/or adversely affected by the combining of Lots 4 and 5.

All of such interested parties join in this Petition.

5. That the Board of Supervisors should approve the combining of Lots 4 and 5, The Retreat, and should reflect same in its minutes and by marginal notation on the plat of The Retreat.

6. That upon the combining of Lots 4 and 5, all easements and setbacks along the common lot line of Lots 4 and 5 shall be abandoned and terminated and Homeowner Association dues shall be assessed on one Lot only.

7. A Copy of Mark Player's Power of Attorney is attached hereto as Exhibit "C"

WHEREFORE, PREMISES CONSIDERED, Petitioners respectfully request that this Petition be received, and that after due consideration, the Board of Supervisors of Madison County, Mississippi will enter its Order Altering the Plat of The Retreat to reflect that Lots 4 and 5 thereof are to be classified as one (1) Lot and that all easements and setbacks between the adjoining lots are abandoned and terminated.

FURTHER, Petitioners request that the Board of Supervisors of Madison County, Mississippi grant any other relief to which Petitioners may be entitled.

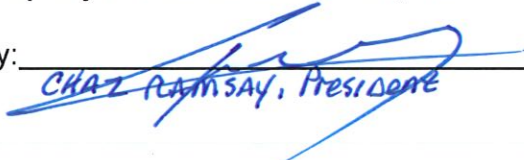
THIS the 24TH day of September, 2026.

Respectfully submitted,

Don A. McGraw, Jr.
Montgomery McGraw, PLLC
P.O. Box 1039
151 W. Peace Street
Canton, MS 39046
Telephone: 601-859-3616
Dmcgraw@montgomerymcgraw.com
Attorney for Petitioners


Mark Player, By Joan Player, his Attorney in Fact

**Meadows of Charlton Place
Property Owner's Association, Inc.**

By: 
CHAZ RAMSAY, President



MADISON COUNTY, MS
I certify this instrument filed/recorded
02/24/2021 3:56:50 PM
Inst. 918214 Page 1 of 4
Book W - 3993 / 289.00
Witness my hand and seal
RONNY LOTT, C.C. BY: J.L.D.C.

EXHIBIT "A"

Prepared by/Return to:
Welch Law Firm, P.A.
William M. Welch, II
MSB# 101515
300 Belle Meade Pointe, Ste. A
Flowood, MS 39232
601-992-6969

INDEXING: Lots 4 & 5, The Retreat, Madison Co., MS

TRANSFER ON DEATH WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid,
and other good and valuable considerations, the receipt and sufficiency of all of which is hereby
acknowledged, I,

Brian G. Berry
PO Box 700, 156 Main St.
Centreville, MS 39631
601-645-2501

do hereby sell, convey and warrant unto

Mark Player
1060 E. Candy Lane Rd., Ste 3A-335
Raycliff, MS 39157
251-500-1011

the following described property located and situated in Madison County, Mississippi to-wit:

Lots 4 and 5, The Retreat, a subdivision according to a map or plat thereof
which is on file and of record in the office of the Chancery Clerk of Madison
County at Canton, Mississippi, recorded in Plat Cabinet E at Slide 129A & B
thereof, reference to which is hereby made in aid of and as a part of this
description. And Also, "Exhibit B" Attached:

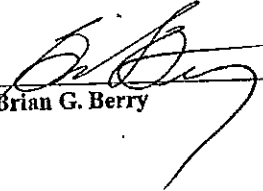
I, MARK PLAYER, upon my death, and pursuant to Mississippi Code SB: 2851;
do hereby transfer all my rights and ownership in the aforementioned property
(Lots 4 and 5, The Retreat, Madison Co., MS) to my sister, Joan Player.

EXCEPTED from the warranty hereof are all easements, rights of way, zoning ordinances,
and restrictive and protective covenants of record which may affect subject property.

IT IS AGREED and understood that the taxes for the current year have been prorated
between Grantor and Grantee as of this date on an estimated basis. When said taxes are actually

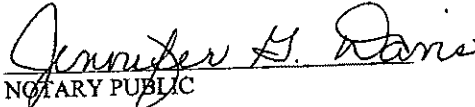
determined, if the proration as of this date is incorrect, then the Grantor agrees to pay to the Grantee or its assigns, any amount which is a deficit on an actual proration and likewise, the Grantee agrees to pay the Grantor any amounts overpaid.

WITNESS THE SIGNATURE of the Grantor(s), this 4th day of February
2021.


Brian G. Berry

STATE OF
COUNTY OF

PERSONALLY appeared before me, the undersigned authority in and for the State and County aforesaid, on this 4th day of February, 2021, within my jurisdiction, the within named **Brian G. Berry**, who acknowledged that he/she/they executed the above and foregoing instrument on the date therein mentioned.


NOTARY PUBLIC

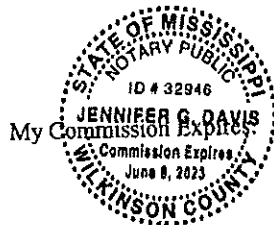


EXHIBIT "B"

Access Easements:

Two sixty foot (60') wide "access" easements and one forty foot (40') wide "access" easement situated in the SE 1/4 of Section 22, the SW 1/4 of Section 23, the NW 1/4 of Section 26, the NE 1/4 of Section 27, the SE 1/4 of Section 27, the NW 1/4 of Section 34, the NE 1/4 of Section 34, and the SE 1/4 of Section 34, all in Township 9 North, Range 1 East, Madison County, Mississippi, and being more particularly described by metes and bounds as follows, to-wit:

EASEMENT NO. ONE:

Commence at the southwest corner of the said Section 34 and run thence North 00° 07' 27" East for a distance of 2,281.65 feet along the western line of the said Section 34 to an iron pin; thence East for a distance of 4,355.78 feet to the centerline of a proposed road and the POINT OF BEGINNING for the "access" easement herein described; thence North 14° 01' 46" West for a distance of 272.61 feet along the said centerline; thence run 654.71 feet along the arc of a 2,500.00 foot radius curve to the left along the said centerline, said arc having a 652.84 foot chord which bears North 21° 31' 55" West; thence run 504.66 feet along the arc of a 2,359.79 foot radius curve to the right along the said centerline, said arc having a 503.70 foot chord which bears North 22° 54' 27" West to the centerline intersection of two proposed roads, said intersection is hereby designated as Point "A" for future reference; thence run 1,533.10 feet along the arc of a 2,359.79 foot radius curve to the right along the said centerline, said arc having a 1,506.28 foot chord which bears North 01° 49' 51" East; thence run 373.36 feet along the arc of a 1,500.00 foot radius curve to the left along the said centerline, said arc having a 372.40 foot chord which bears North 13° 18' 44" East; thence run 1,685.62 feet along the arc of a 3,213.44 foot radius curve to the right along the said centerline, said arc having a 1,666.36 foot chord which bears North 21° 12' 32" East; thence run 1,936.61 feet along the arc of a 3,000.00 foot radius curve to the left along the said centerline, said arc having a 1,903.16 foot chord which bears North 17° 44' 34" East; thence run 292.75 feet along the arc of a 3,000.00 foot radius curve to the right along the said centerline, said arc having a 292.64 foot chord which bears North 02° 02' 43" East; thence North 04° 50' 27" East for a distance of 373.31 feet along the said centerline; thence run 496.23 feet along the arc of a 4,000.00 foot radius curve to the right along the said centerline, said arc having a 406.06 foot chord which bears North 07° 45' 01" East; thence run 1,482.73 feet along the arc of a 3,464.60 foot radius curve to the left along the said centerline, said arc having a 1,471.44 foot chord which bears North 01° 36' 03" West; thence run 773.26 feet along the arc of a 1,801.34 foot radius curve to the right along the said centerline, said arc having a 767.33 foot chord which bears North 01° 33' 48" West; thence run 188.38 feet along the arc of a 1,000.00 foot radius curve to the left along the said centerline, said arc having a 188.10 foot chord which bears North 05° 20' 15" East; thence North 00° 03' 34" West for a distance of 188.52 feet along the said centerline of a proposed road to the centerline of Stokes Road and the POINT OF ENDING for Easement No. One.

EASEMENT NO. TWO

Commence at Point "A" referenced in the above described Easement No. One, said Point "A" being the POINT OF BEGINNING for the "access" easement herein described; thence run 567.12 feet along the arc of a 720.68 foot radius curve to the right along the centerline of a proposed road, said arc having a 552.60 foot chord which bears North 84° 08' 58" West; thence run 501.93 feet along the arc of a 955.67 foot radius curve to the left along the said centerline, said arc having a 496.18 foot chord which bears North 76° 39' 03" West; thence run 240.35 feet along the arc of a 686.91 foot radius curve to the right

along the said centerline, said arc having a 239.12 foot chord which bears North 81° 40' 28" West; thence North 71° 39' 03" West for a distance of 455.37 feet along the said centerline; thence run 698.84 feet along the arc of a 900.63 foot radius curve to the right along the said centerline, said arc having a 681.44 foot chord which bears North 49° 25' 18" West; thence run 276.95 feet along the arc of a 399.14 foot radius curve to the left along the said centerline, said arc having a 271.26 foot chord which bears North 47° 23' 27" West; thence North 67° 33' 21" West for a distance of 126.94 feet along the said centerline of a proposed road to the center point of a proposed cul de sac having a right of way radius of 50.00 feet, being the **POINT OF ENDING** for Easement No. Two.

EASEMENT NO. THREE

Commence at Point "A" referenced in the above described Easement No. One and run 198.31 feet along the arc of a 720.68 foot radius curve to the right along the centerline of a proposed road, said arc having a 197.68 foot chord which bears South 81° 11' 24" West to the **POINT OF BEGINNING** for the "access" easement herein described; thence run 348.72 feet along the arc of a 230.66 foot radius curve to the right along the centerline of a proposed road, said arc having a 316.44 foot chord which bears South 38° 16' 12" West; thence South 81° 34' 52" West for a distance of 136.77 feet along the said centerline; thence run 195.41 feet along the arc of a 187.95 foot radius curve to the left along the said centerline, said arc having a 186.73 foot chord which bears South 51° 47' 47" West; thence South 24° 29' 30" West for a distance of 40.00 feet to the center point of a cul de sac having a right of way radius of 50.00 feet, being the **POINT OF ENDING** for Easement No. Three.

MADISON COUNTY, MS RONNY LOTT
I CERTIFY THIS INSTRUMENT WAS FILED ON 2/24/2021 3:56:50 PM AND RECORDED IN W BOOK 3993 PAGE 289

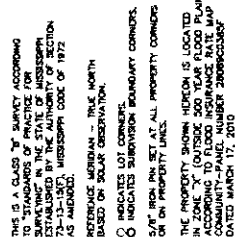
6303 E-129A

LEGAL DESCRIPTION
"Access" Easements
Book 2434 Page 757

LAND SURVEYOR
2 OLD RIVER PLACE, SUITE "K"
JACKSON, MISSISSIPPI 39202



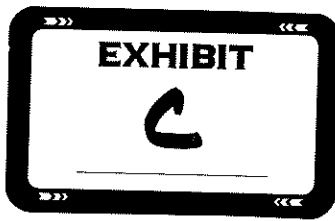
EXHIBIT
"B"



GRAPHIC SCALE

SHEET 1 OF 2
RETREAT PLAT

Brunini-
321-32⁰⁰



BOOK 3937 PAGE 882 DOC 13 TY W
INST # 909360 MADISON COUNTY MS.
This instrument was filed for
record 10/30/20 at 9:54:56 AM
RONNY LOTT, C.C. BY: RSK O.C.

GENERAL DURABLE POWER OF ATTORNEY
OF
MARK PLAYER

KNOW ALL MEN BY THESE PRESENTS, that I, **MARK PLAYER**, the principal, of Madison County, Mississippi, hereby designate my sister, **JOAN PLAYER**, who resides at 246 Brisage Boulevard, Madison, Mississippi 39110, as my attorney-in-fact and agent (subsequently called my agent) in my name, place and stead, and for my benefit.

1. **General Grant of Power.** I grant to my agent full power and authority to exercise or perform any act, power, duty, right or obligation whatsoever that I now have or may hereinafter acquire, relating to any person, matter, transaction or property, real or personal, tangible or intangible, now owned or hereafter acquired by me, including, without limitation, the following specifically enumerated powers and to do everything necessary in exercising any of the powers herein granted as fully as I might or could do if personally present, with full power of substitution or revocation, hereby ratifying and confirming all that my agent shall lawfully do or cause to be done by virtue of this power of attorney and the powers herein granted:

a. **Powers of Collection and Payment.** To forgive, request, demand, sue for, recover, collect, receive, hold all such sums of money, debts, dues, commercial paper, checks, drafts, accounts, deposits, legacies, bequests, devises, notes, interests, stock certificates, bonds, dividends, certificates of deposit, annuities, pension, profit sharing, retirement, social security, insurance and other contractual benefits and proceeds, all documents of title, all property, real or personal, tangible or intangible property and property rights, and demands whatsoever, liquidated or unliquidated, now or hereafter

owned by, or due, owing, payable or belonging to me or in which I have or may hereafter acquire an interest; to have, use, and take all lawful means and equitable and legal remedies or proceedings in my name for the collection and recovery thereof, and to adjust, sell, compromise, and agree for the same, and to execute and deliver for me, on my behalf, and in my name, all endorsements, releases, receipts, or other sufficient discharges for the same;

b. **Power to Acquire and Sell.** To acquire, purchase, take possession of, exchange, grant options to sell, and sell and convey, mortgage, hypothecate and in every manner deal in and with real or personal property, tangible or intangible, or interests therein, on such terms and conditions as my agent shall deem proper;

c. **Management Powers.** To maintain, repair, improve, invest, manage, insure, rent, lease, encumber, and in any manner deal with any real or personal property, tangible or intangible, or any interest therein, that I now own or may hereinafter acquire, in my name and for my benefit, upon such terms and conditions as my agent shall deem proper;

d. **Banking Powers.** To make, receive and endorse checks and drafts, deposits and withdraw funds, acquire and redeem certificates of deposit, in banks, savings and loan associations and other institutions, execute or release such deeds of trust or other security agreements as may be necessary or proper in the exercise of the rights and powers herein granted;

e. **Motor Vehicles.** To apply for a Certificate of Title upon, and endorse and transfer title thereto, for any automobile, truck, pickup, van, motorcycle or other motor vehicle, and to represent in such transfer assignment that the title to said motor vehicle is

free and clear of all liens and encumbrances except those specifically set forth in such transfer assignment;

f. **Business Interests.** To conduct or participate in any lawful business of whatever nature for me and in my name; execute partnership agreements and amendments thereto; incorporate, reorganize, merge, consolidate, recapitalize, sell, liquidate, or dissolve any business; elect or employ officers, directors and agents; carry out the provisions of any agreement for the sale of any business interest or the stock therein; and exercise voting rights with respect to stock, either in person or by proxy, and exercise stock options;

g. **Mineral and Royalty Interests.** To make, sign, execute, sell, acknowledge and deliver all deeds, leases, assignments, agreements, contracts and other instruments covering and affecting any mineral or royalty interests presently owned by me or which may be hereafter acquired by me, including but not limited to oil, gas and mineral leases, mineral deeds, royalty deeds, division orders, operating agreements and unitization agreements;

h. **Insurance.** To obtain insurance of any kind, nature or description whatsoever, on any of my lands, tenements and hereditament and/or in connection with the management, use or operation thereof and/or of any personal property belonging to me and/or in respect of the rents, issues and profits arising therefrom, and to make, execute and file proof or proofs of all loss and losses sustained or claimable thereunder, and all other instruments in and about the same, and to make, execute and deliver receipts, releases or other discharges therefor;

i. **Tax Powers.** To prepare, execute and file such returns for taxes -- whether income, gift or other kind of tax and whether federal, state, county or local -- as may be required of me, to execute on my behalf Internal Revenue Service forms 2848 or 8821 (or any comparable forms in effect from time to time of the Internal Revenue Service, or any state, county or local taxing authority), to receive confidential information and to perform any and all acts that I, as principal, can perform with respect to such tax matters, including the power to receive refund checks for such tax matters; to utilize any other tax election; and to prepare sign and file any claims for refund of any tax; to prepare, sign and file on my behalf any and all other tax returns with Federal, State or local agencies and to enter into any agreements, stipulations or contracts with any taxing authority, to contest, compromise, settle or pay any tax assessed, proposed or claimed to be due from me or in connection with any of my property, including, but not limited to the following:

The full and complete power, authority and discretion to represent me before any office of the Internal Revenue Service with respect to any tax matter involving me for any year or years. Said agent shall, subject to revocation, have authority to receive confidential information and full power to perform on my behalf the following acts with respect to said tax matters:

i. To execute waivers (including offers of waivers) of restrictions on assessment or collection of deficiencies in tax and waivers of notice of disallowance of a claim for credit or refund.

ii. To execute consents extending the statutory period for assessment/collection of taxes.

iii. To execute closing agreements under Section 7121 of the Internal Revenue Code.

iv. To delegate authority or to substitute another representative.

Copies of notices and other written communications addressed to me in proceedings involving the above matters should be sent as said agent designates, and I do grant to said agent the same power, authority and discretion when dealing with taxing authorities other than the Internal Revenue Service;

j. **Safe Deposit Boxes.** To have access at any time or times to any safe deposit box rented by me, wheresoever located, and to remove all or any part of the contents thereof, and to surrender or relinquish said safe deposit box, and any institution in which any such safe deposit box may be located shall not incur any liability to me or my estate as a result of permitting my agent to exercise this power;

k. **Personal Needs.** In the event of my incapacity or incompetency, I specifically authorize my agent to provide such care, comfort, maintenance and support as my agent may determine. My agent is authorized in my agent's sole discretion from time to time and at any time, with respect to the control and management of my person, as follows:

i. to do all acts necessary for maintaining my customary standard of living, to provide living quarters by purchase, lease or other arrangement, or by payment of the operating costs of my existing living quarters, including interest, amortization payments, repairs, and taxes, to provide normal domestic help for the operation of my household, to provide clothing, transportation, medicine, food, and incidentals, and if necessary to make all necessary arrangements, contractual or otherwise, for me at any hospital, hospice, nursing home, retirement home, or similar establishment, or in my own residence should I desire it, and to assure that

all of my essential needs are provided for at such a facility or in my own residence, as the case may be; and if in the judgment of my agent I will never be able to return to my living quarters from a hospital, hospice, nursing home, retirement home, convalescent home, or similar establishment, to lease, sublease, or assign my interest as lessee in any lease or protect or sell or otherwise dispose of my living quarters (investing the proceeds of any such sale as my agent deems appropriate) for such price and upon such terms, conditions, and security, if any, as my agent shall deem appropriate; and to store and safeguard or sell for such price and upon such terms, conditions, and security, if any, as my agent shall deem appropriate or otherwise dispose of any items of tangible personal property remaining in my living quarters which my agent believes I will never need again (and pay all costs thereof); and as an alternative to such storage and safeguarding, to transfer custody and possession (but not title) for such storage and safekeeping of any such tangible personal property of mine to the person, if any, named in my will or other testamentary document as the recipient of such property;

ii. to provide opportunities recreational and sports activities, as my health permits;

iii. to provide for the presence and involvement of religious clergy or spiritual leaders in my care, provide them access to me at all times, maintain my memberships in religious or spiritual organizations or arrange for membership in such groups, and enhance my opportunities to derive comfort and spiritual satisfaction from such activities, including religious books, tapes, and other materials;

iv. to provide for such companionship for me as will meet my needs and preferences at a time when I am disabled or otherwise unable to arrange for such companionship myself;

v. to make advance arrangements for my funeral and burial, including the purchase of a burial plot and marker, and such other related arrangements as my Agent shall deem appropriate, if I have not previously done so myself;

vi. to make anatomical gifts which will take effect at my death to such persons and organizations as my agent shall deem appropriate and to execute such papers and do such acts as shall be necessary, appropriate, incidental, or convenient in connection with such gifts.

1. **Power to Make Gifts.** I specifically authorize my agent in her sole discretion to make gifts (outright, in trust or otherwise) in any amount to my sons, JONATHAN PELOT WATSON and JASON CHRISTOPHER STEEN.

m. **Authority to Establish Trusts.** I specifically authorize and encourage my agent to transfer all or any part of my property in one or more transactions to any revocable trust created by me wherein the Trustee is empowered to expend trust assets for my care, health, maintenance, support, general welfare and best interests and is further empowered upon my death to distribute the balance of the trust estate as directed therein. I declare and make known that the transfer of my assets to the trustee of a trust for my care and support is a primary purpose of this power of attorney, and I request all persons involved in any such transfer to honor this power of attorney and to assist and cooperate in accomplishing my objectives;

n. **Authority to Execute Documents.** I specifically authorize my agent to execute documents on my behalf;

o. **Correspondence.** My agent shall be authorized to open all letters or correspondence addressed to me and to answer them;

p. **Estates.** My agent shall be authorized to represent me in connection with any estate in which I may be or become interested (whether as heir, legatee, creditor, executor, administrator or otherwise), including the execution of any acceptance or renunciation thereof on my behalf; to apply for the administration thereof, and to demand, obtain and execute all orders and decrees as my Agent may deem proper; to settle, compromise and liquidate my interest therein; and to receive and receipt for all property which I may be entitled in respect to estates;

q. **Limitation of Agent's Authority.** Any authority granted to my said agent shall be limited so as to prevent this power of attorney (1) from causing my agent to be taxed on my income, (2) from causing my estate to be subject to a general power of appointment (as that term is defined in Code section 2041) by my agent, and (3) from causing my agent to have any incidents of ownership (within the meaning of Code section 2042) with regard to any life insurance policies on the life of my agent;

r. **Power to Disclaim.** My agent shall be authorized to disclaim or renounce, in whole or in part, any gift or interest (whether present or future) provided for me or my benefit under the will of any person, under any trust instrument, or in any other manner; provided, however, such disclaimer or renunciation of a gift or interest shall be made within the time, and in the manner, prescribed for a valid disclaimer of such gift or interest under Code section 2518; and

s. **Digital Assets.** My agent shall be authorized to access and obtain all digital or electronic data that may be stored on my desktop, laptop, tablet, or other computer, peripheral drive, storage device, mobile telephone or any similar device, including without limitation, all internet accounts (including e-mail accounts, iTunes, financial reports and archives of the same), on-line photographs and videos, on-line music, on-line documents, all licenses to on-line items and software, social network accounts, domain registrations, DNS service accounts, web hosting accounts, on-line store, tax preparation service accounts, file sharing accounts, computer backup processes, and user passwords and other security access to any of the foregoing, and all similar digital items which currently exist or may exist as technology develops.

2. **Interpretation and Governing Law.** This instrument is to be construed and interpreted as a general durable power of attorney. The enumeration of specific powers herein is not intended to, nor does it, limit or restrict the general powers herein granted to my agent. This instrument is executed and delivered in the State of Mississippi and the laws of the State of Mississippi shall govern all questions as to the validity of this power and the construction of its provisions.

3. **Third Party Reliance.** Third parties may rely upon the representations of my agents as to all matters to any power granted to my agent, and no person who may act in reliance upon the representation of my agent or the authority granted to my agent shall incur any liability to me or my estate as a result of permitting my agent to exercise any power.

4. **Disability of Principal.** Pursuant to Mississippi Code Annotated Section 87-3-101, et seq., I expressly provide that this General Durable Power of Attorney shall not be affected by my subsequent disability or incapacity, or the lapse of time.

5. **Revocation upon Incapacity of Agent.** My agent's authority to act under this General Durable Power of Attorney shall be revoked upon the incapacity of my agent.

6. **Revocation upon Death or in Writing.** Except as provided in the preceding paragraph 5, all of the powers and authorities herein granted and conferred shall continue and remain in full force and effect until my death or until revoked by me in writing.

7. **Authority of Agent.** I confirm that I have executed only one original of this power of attorney. Possession of the original by my agent shall conclusively establish the validity of the agent's power to act for me, unless revoked as provided in the preceding paragraph 5, or unless I am deceased or the written revocation as provided in the preceding paragraph 6 has been acknowledged and filed for record in the office of the Chancery Clerk of Madison County, Mississippi.

8. **Nomination of Guardian or Conservator.** If a guardian or conservator of my estate needs to be appointed for me by a court, I nominate the agent designated in this form. If that agent is not willing, able, or reasonably available to act as guardian or conservator, I nominate the successor agent(s) whom I have named, in the order designated.

9. **Revoke Prior Powers.** This General Durable Power of Attorney revokes and supersedes all prior general powers of attorney executed by me, but not any prior power of attorney for health care or durable power of attorney for health care executed by me.

10. **Effective Date.** This General Durable Power of Attorney shall become effective immediately.

IN WITNESS WHEREOF I have executed this General Durable Power of Attorney, this
27th day of October, 2020.

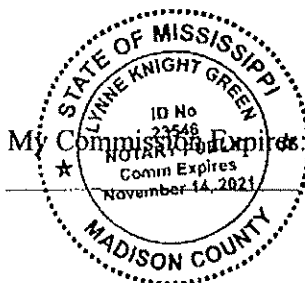

MARK PLAYER

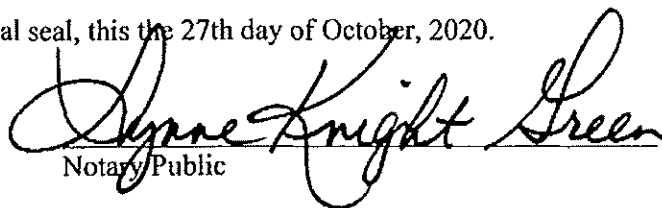
STATE OF MISSISSIPPI

COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for said County and
State, the within named Mark Player, who acknowledged that he signed and delivered the above
and foregoing General Durable Power of Attorney on the day and year therein mentioned.

Given under my hand and official seal, this the 27th day of October, 2020.




Notary Public