

RONNY LOTT
MADISON COUNTY CHANCERY CLERK

MEMORANDUM

TO: Madison County Board of Supervisors
FROM: Ronny Lott, Chancery Clerk
DATE: February 10, 2016
RE: Request to void a 2013 tax parcel

Parcel listed below was sold to the State of Mississippi for a homestead chargeback, per Dept of Revenue in 2013 tax sale. Which was assessed to Lois Mitchell Cox. This parcel was conveyed by Lois Mitchell Cox unto Parkway Pentecostal Church August 4, 2006. It is therefore my request to void 2013 land sale of this homestead chargeback. Prepared and researched by Charles Laseter, Deputy Clerk.

<u>Assessed to</u>	<u>Parcel No</u>
Parkway Pentecostal Church	071A-01B-026

Red: N-No, Y-Yes, S-Matured to St, T-Tax Deed

PPIN	Year	Entry Parcel Number	Owner	Sold to	SEQ#	Red Vd
01)	2765	2013	071A-01B-026/00.00	COX LOIS MITCHE		N
02)	2767	2009	071A-01C-001/02.01	WALKER KENNETH	FRTL-US2010	Y
03)	2767	2010	071A-01C-001/02.01	WALKER KENNETH	FRTL-US2011	Y
04)	2767	2011	071A-01C-001/02.01	WALKER KENNETH	COLLEGE INV	Y
05)	2767	2012	071A-01C-001/02.01	WALKER KENNETH	MERRITT INC	Y
06)	2767	2013	071A-01C-001/02.01	WALKER KENNETH	TTLBL, LLC	N
07)	2767	2014	071A-01C-001/02.01	WALKER KENNETH	TTLBL LLC	N
08)	2771	2000	071A-01C-001/02.05	CLARK FREDRICK	INTREPID GR	Y
09)	2771	2001	071A-01C-001/02.05	CLARK FREDRICK	TRADEMARK T	Y
10)	2771	2002	071A-01C-001/02.05	CLARK FREDRICK	SIMS, JAMES	Y
11)	2771	2003	071A-01C-001/02.05	CLARK FREDRICK	RED WING LA	Y
12)	2775	1994	071A-01C-001/02.09	FRAZIER DONALD	SOPHIA AZOR	Y
13)	2777	1993	071A-01C-001/02.11	LEWALLEN CONSTR	MERRITT 199	Y
14)	2777	2000	071A-01C-001/02.11	ROBINSON JAMES	SINECURE IN	N
15)	2777	2001	071A-01C-001/02.11	ROBINSON JAMES	MISSISSIPPI	Y

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F24-EXIT

Press F-key beside desired entry, ENTER for next or Page-Up for previous

PTAX01 - B
Tax Year 2014

County of Madison
TAX RECEIPT INQUIRY

Copyright 1994
F M Software

2/10/2016

<u>Receipt</u>	<u>Parcel Number</u>	<u>Tax Distr Num</u>	<u>Ex Code</u>	<u>Mills</u>
R 990477	071A-01B-026/00.00	350		116.5300

PTAX01-24 PARCEL HAS UNREDEEMED TAX SALE - SEE CHANCERY CLERK
 DELINQUENT TAX DUE - CHANCERY CLERK
 SEVERE

<u>Name</u>	<u>Value</u>	<u>Tax</u>
COX LOIS MITCHELL	Total Valuation. . .	
<u>Description</u>	Exempt Credit. . . 7500-	870.23-

P O BOX 102	All Exempt Credit.	
MADISON	Net Ad Valorem Tax.	870.23
	MS 39130	

8.4A OFF E/S SE1/4 NW1/4	Total Tax	870.23
**HOMESTEAD CHARGEBACK, PER MS DEPT	Total Paid (see below).	934.15
OF REVENUE**	Interest Due.00
	Amount Due.	*PRINTED*

INSTALLMENTS			
	<u>Date</u>	<u>Interest</u>	<u>Batch</u>
1	8/25/14	60.92	STS
2			
3			
			<u>Taxes</u>
			870.23

Enter=Next | F1=Search | F3=End | F7=End

State Of Mississippi
County Of Madison

*** THIS IS A STATEMENT ONLY. THIS IS NOT A RELEASE. THIS IS NOT A RELEASE.

PPIN 2765 Yr 2013 Entry Parcel No 071A-01B-026/00.00
Description of Property Section Township Range Acres
8.4A OFF E/S SE1/4 NW1/4
**HOMESTEAD CHARGEBACK, P

ER MS DEPTOF REVENUE**

assessed to COX LOIS MITCHELL and sold to STATE OF MISSISSIPPI
STATEMENT OF AMOUNT NECESSARY TO REDEEM Tax Receipt Number 99999

I. DELINQUENT TAX AND FEES DUE INDIVIDUAL OR STATE PURCHASER:		
1. Amount of 2013 delinquent tax (Section 27-45-3)	County	435.12
	School	435.11
2. Interest on delinquent tax (Section 27-41-9)	County	30.46
	School	30.46
3. Publishers fee (per publication) (Section 25-7-21(3))		3.00
4. Subtotal lines 1, 2, and 3		934.15
5. Purchasers interest on line 4 at 1 (or 1.5 for sales after March 27, 1995) per month since sale date. (19 months x 1.5 x line 4) (Section 27-45-3)		266.23
6. Damages (only for sales prior to July 1, 1994) 5 on delinquent tax (5 line 1) (Section 27-45-3)	County	
7. TOTAL AMOUNT DUE TO PURCHASER (lines 4, 5, and 6)		1200.38
II. DAMAGES, FEES AND ACCRUED TAXES DUE TO COUNTY:		
8. Damages (only for sales from July 1, 1994) 5 on delinquent tax (5 line 1) (Section 27-45-1)	County	21.76
	School	21.76
9. County actual postage fee (Section 27-43-3)		
10. Publishers actual fee (if paid by county) (Section 25-7-21)		
11. Accrued Taxes for year (Section 27-45-3)	County	
12. Interest on accrued taxes for year (Section 27-45-3) 1.5 x months	County	
13. Accrued Taxes for year (Section 27-45-3)	County	
14. Interest on accrued taxes for year (Section 27-45-3) 1.5 x months	County	
15. TOTAL AMOUNT DUE TO COUNTY (Lines 8 through 14)		43.52
III. FEES DUE TO COUNTY OFFICIALS		
Sheriffs Fees:		
16. 1st Notice (Section 27-43-3)		
17. 2nd Notice (Section 27-43-3)		
18. TOTAL AMOUNT DUE TO SHERIFF (lines 16 and 17)		
Chancery Clerks Fees:		
19. Identify record owners (Section 27-43-3)	\$50.00	50.00
20. Recording list, each subdivision lot (Section 25-7-21(4)(a))	\$1.00	1.00
21. Issue 1st sheriffs notice (Section 27-43-3)	\$2.00	
22. Mail 1st owners notice (Section 27-43-3)	\$1.00	
23. Issue 2nd sheriffs notice (Section 27-43-3)	\$5.00	
24. Mail 2nd owners notice (Section 27-43-3)	\$2.50	
25. Issue each lienor notice (Section 27-43-11)	\$7.00	
26. Publishers actual fee, if paid by clerk (Section 27-43-3)		
27. Recording each redemption (Section 25-7-21(4)(d))	\$10.00	10.00
28. Abstracting each subdivision lot (Section 25-7-21(4)(e))	\$1.00	1.00
29. Certify amount to redeem (Section 25-7-9(1)(a))	\$1.00	1.00
30. Certify release from sale (Section 25-7-9(1)(a))	\$1.00	1.00
31. Subtotal Lines 19 through 30		64.00
32. Calculation subtotal lines 7, 15, 18 and 31	1307.90	
33. Redemption fee 3% x line 32 (Section 25-7-21(4)(f))		39.24
34. TOTAL AMOUNT DUE TO CHANCERY CLERK (Lines 31 and 33)		103.24
IV. AMOUNT TO RECEIVE FROM REDEEMER:		
38. GRAND TOTAL (lines 7, 15, 18, 34, 35, 36, and 37)		1347.14

*** THIS IS A STATEMENT ONLY. THIS IS NOT A RELEASE. THIS IS NOT A RELEASE.

Redemption amount valid until 02/29/2016 Statement printed 2/10/2016 Effective 2/10/2016
May be subject to additional fees if notices or defaults become effective after this date.

Submit Payment to:
RONNY LOTT, CHANCERY CLERK
P.O. BOX 404
CANTON, MS 39046

Indexing Instructions: PARCEL OF LAND LYING IN THE SE 1/4 OF THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 1, T7N, R2E, MADISON COUNTY, MISSISSIPPI

File Number: 2218-1284203

STATE OF MISSISSIPPI
COUNTY OF MADISON

509376

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 are hereby acknowledged, Lois Mitchell Cox, does hereby sell, convey and warrant unto, Parkway Pentecostal Church, the following described property situated in MADISON County, Mississippi, being more particularly described herein, to-wit:

A PARCEL OF LAND LYING IN THE SE 1/4 OF THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 1, T7N, R2E, MADISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 1, T7N, R1E, MADISON COUNTY, MISSISSIPPI AND RUN THENCE S 00° 00' 00"E- 1,616.53'; RUN THENCE N 90° 00' 00"E- 470.73' TO THE NW CORNER OF THE JOE G. HICKS AND JACQUELINE G. HICKS PARCEL PER DEED BOOK 279 AT PAGE 189 OF THE RECORDS OF THE CHANCERY CLERK AT CANTON, MADISON COUNTY, MISSISSIPPI; SAID POINT BEING IN THE CENTER OF TWELVE OAKS DRIVE; RUN THENCE S 63° 55' 34"E-328.08' ALONG THE NORTH LINE OF SAID JOE G. HICKS AND JACQUELINE G. HICKS PARCEL TO A RECOVERED IRON PIN AND THE POINT OF BEGINNING; RUN THENCE S 01° 21' 17"W-74.10' ALONG THE EAST LINE OF THE JOE G. HICKS AND JACQUELINE G. HICKS PARCEL TO AN IRON PIN SET; RUN THENCE N 90° 00' 00"E- 210.00' ALONG THE NORTH LINE OF THE ROY WILSON LAWRENCE LIVING TRUST PER DEED BOOK 1970 AT PAGE 543 OF THE AFORESAID CHANCERY RECORDS TO AN IRON PIN; RUN THENCE S 01° 23' 09"W-836.75' ALONG THE EAST LINE OF THE ROY WILSON LAWRENCE LIVING TRUST PER DEED BOOK 1970 AT PAGE 543 OF THE AFORESAID CHANCERY RECORDS TO A RECOVERED IRON PIN MARKING THE SE CORNER OF THE ROY WILSON LAWRENCE LIVING TRUST, AFORESAID; SAID IRON PIN BEING ON THE NORTH RIGHT OF WAY OF MISSISSIPPI HIGHWAY 463; RUN THENCE S 88°27'28"E-424.25' ALONG THE NORTH RIGHT OF WAY OF MISSISSIPPI HIGHWAY 463 TO AN IRON PIN SET; RUN THENCE N 01° 32' 32"E-10.00' ALONG THE NORTH RIGHT OF WAY OF MISSISSIPPI HIGHWAY 463 TO AN IRON PIN SET; RUN THENCE S 88°27'28"E-352.40' ALONG THE NORTH RIGHT OF WAY OF MISSISSIPPI HIGHWAY 463 TO AN IRON PIN SET; SAID IRON PIN MARKING THE POINT OF CURVATURE OF A 01°00'38" CURVE BEARING TO THE LEFT IN AN EASTERLY DIRECTION IN THE NORTH RIGHT OF WAY OF MISSISSIPPI HIGHWAY 463; SAID CURVE HAVING A RADIUS OF 5,669.583' AND A DELTA ANGLE OF 00°29'44"; RUN THENCE ALONG THE ARC OF SAID CURVE IN THE NORTH RIGHT OF WAY OF MISSISSIPPI HIGHWAY 463 FOR A CHORD BEARING AND DISTANCE OF S 88°44'32"E-98.49' TO AN IRON PIN SET; RUN THENCE S 89°30'03"E-246.80' ALONG THE NORTH RIGHT OF WAY OF MISSISSIPPI HIGHWAY 463 TO AN IRON PIN SET; RUN THENCE S 00°29'57"W-10.00' ALONG THE NORTH RIGHT OF WAY OF MISSISSIPPI HIGHWAY 463 TO AN IRON PIN SET; RUN THENCE S 89°30'03"E- 185.53' ALONG THE NORTH RIGHT OF WAY OF MISSISSIPPI HIGHWAY 463 TO AN IRON PIN SET; THENCE LEAVING THE NORTH RIGHT OF WAY OF MISSISSIPPI HIGHWAY 463, RUN N 38°21'24"W-1,161.90' ALONG THE WEST LINE OF THE PARKWAY PENTECOSTAL CHURCH TRACT TO AN IRON PIN SET; RUN THENCE N

87°36'45"W-219.93' ALONG AN EXISTING FENCE TO AN IRON PIN SET; RUN THENCE N 88°11'15"W-554.85' ALONG AN EXISTING FENCE TO THE POINT OF BEGINNING.

LESS AND EXCEPT COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF MISSISSIPPI STATE HIGHWAY NO. 463 AND THE WEST LINE OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, MADISON COUNTY, MISSISSIPPI, RUN EAST ALONG SAID CENTER LINE OF MISSISSIPPI STATE HIGHWAY NO. 463 FOR 2,050 FEET TO A POINT; THENCE NORTH 50 FEET TO THE NORTH RIGHT OF WAY LINE OF MISSISSIPPI STATE HIGHWAY NO. 463 TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN NORTH 830 FEET TO A POINT; THENCE EAST 210 FEET TO A POINT; THENCE SOUTH 830 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF MISSISSIPPI STATE HIGHWAY NO. 463; THENCE WEST 210 FEET ALONG THE NORTH RIGHT OF WAY LINE OF SAID HIGHWAY TO THE POINT OF BEGINNING; AND ALL BEING LOCATED IN SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST IN MADISON COUNTY, MISSISSIPPI.

MORE COMMONLY KNOWN AS: SE 1/4 OF NW 1/4 AND SW 1/4 OF, NE 1/4, SECTION 1, T7N, R2E, MS

GRANTOR RESERVES a life estate in that portion of the property on which her residence is situated, being identified as tax parcel no. 71A-01B-026.

THIS CONVEYANCE and the warranty hereof are made subject to all building restrictions, restrictive covenants, easements, rights of way, and mineral reservations of record, if any, pertaining to the above described property.

IT IS AGREED AND UNDERSTOOD that the valorem taxes for the current year have been prorated of this date on an estimated basis or actual taxes from the previous year and that the prorations are final any any difference will not be adjusted by the Seller after closing.

WITNESS MY SIGNATURE this the Fourth day of August, 2006.

Lois Mitchell Cox
Lois Mitchell Cox

STATE OF MISSISSIPPI
COUNTY OF MADISON

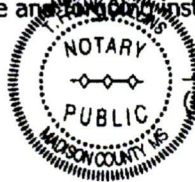
MADISON COUNTY MS. This instrument was filed for record AUG. 9, 2006 at 9:50 A.M.

Book 2084 Page 189
ARTHUR JOHNSTON, C. C.

BY: [Signature] D.C.



Personally appeared before me, the undersigned authority in and for the said county and state, on this Fourth day of August, 2006, within my jurisdiction, the within named Lois Mitchell Cox, who acknowledged that she executed the above and foregoing instrument.



[Signature]
(NOTARY PUBLIC)

My Commission Expires: _____

MY COMMISSION EXPIRES:
January 19, 2010

Grantors Address;
Lois Mitchell Cox
PO Box 102
MADISON, MS. 37130
(601) 856-6046

Grantee's Address:
Parkway Pentecostal Church
1620 MANASSAHE ROAD
MADISON, MS. 39110
(601) 853-2607

1300
#001

Library MADISON COUNTY TAX 2016

PARKWAY PENTECOSTAL CHURCH OF MADIS
1620 MANNSDALE RD

Parcel 071A-01B-026/00.00 PPIN 2765
Alt Parcel 0710
Exempt Code 6 JD 0 Tax District 2MM
Subdivision ADDENDUM

MADISON MS 39110 Neighborhood Map
 Sect/Twn/Rng 01 07N 01E Blk St Addr 1572 OLD MANNSDALE RD
 Cls C-Acres C-Value U-Acres U-Value T-Acres Improved True Assessed
 1 2.00 30000 2.00 81550 111550 16733
 2 .98 370 5.42 900 6.40 8760 10030 1505
 2.98 30370 5.42 900 8.40 90310 121580 18238
 Homestead Type 1=O65 2=DAV 3=DIS 4=Reg Reg 100 DAV
 Mtg Group Eligible C11 N (Y/N)
 New Value Added F-Fire O-Override Deed Bk 2907 Pg 480 Ext
 Drainage Code Benefit Price Total Deed Date 2 25 2013 Type DB
 Current 2012 Yr Added 11 12 2001
 L 31270 CNV
 B 90310 Chged 4 3 2014
 Levee Benefits X = Use1 1110 Use2 8180 IF
 F3-NEXT PARCEL F5-LEGAL F6-ADDENDUM F7-DEEDS F8-FLAGS F9-OPTIONS F24-EXIT
 F3 Next Record, Page-Up Prev Record, F13 Paperlink

RONNY LOTT
MADISON COUNTY CHANCERY CLERK

MEMORANDUM

TO: Madison County Board of Supervisors
FROM: Ronny Lott, Chancery Clerk
DATE: January 22, 2016
RE: Request to Void a 2014 Tax Parcel

Parcel listed below was sold/struck to the State of Mississippi for delinquent 2010 and 2011 taxes. The tax years 2012 and 2013 have been voided for this parcel. Tax year 2014 should not have been sold in the 2015 land sale. It is therefore my request to void 2014 land sale of this parcel. Prepared and researched by Charles Laseter, Deputy Clerk.

Assessed to
Crawford, Kelvin

Parcel No.
092F-13D-410/00.00