

ROW005A

19118047.WA 12-23-91 ds
Randolph C. Balogh, et ux
Linda J. Balogh
047-0-00-W

STATE MS.-DESOTO CO. ^{h13}
FILED

625

Do not record above this line

Nov 30 4 41 PM '92

WARRANTY DEED

RECORDED 12-1-92
DEED BOOK 251
PAGE 625
W.E. DAVIS CH. CLK.

THE STATE OF MISSISSIPPI

County of DeSoto

For and in consideration of Six Thousand dollars and
00 cents ----- /100 Dollars (\$ 6,000.00)

the receipt and sufficiency of which is hereby acknowledged, I/or we, the undersigned, hereby grant, bargain, sell, convey and warrant unto the Mississippi State Highway Commission the following described land:

Begin at the point of intersection of the Westerly line of grantors property with the present Northerly right-of-way line of Mississippi Highway No. 302 as shown on the plans for State Project No. 19-0021-01-018-10; from said point of beginning run thence North 00° 23' East along said Westerly property line, a distance of 52.6 feet; thence run South 87° 21' East, a distance of 160.1 feet to the Easterly line of grantors property; thence run South 00° 23' West along said Easterly property line, a distance of 46.4 feet to said present Northerly right-of-way line; thence run Westerly along said present Northerly right-of-way line, a distance of 160.0 feet to the point of beginning, containing 0.18 acres, more or less, and being situated in and a part of Lot 23 of Country Oaks Estate Subdivision, First Revision, in the Southwest 1/4 of Section 28, Township 1 South, Range 7 West, DeSoto County, Mississippi.

The grantor herein further warrants that the above described property is ~~no~~ ^{part} of his/or her homestead.

It is further understood and agreed that the consideration herein named is in full, complete and final payment and settlement of any claims or demands for damage accrued, accruing, or to accrue to the grantors herein, their heirs, assigns, or legal representatives, for or on account of the construction of the proposed highway, change of

626

grade, water damage, and/or any other damage, right or claim whatsoever.

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 their signatures the 3rd Day of November, A.D., 19 92.

Michael Whalen

Linda J. Balogh
Randy C. Balogh

Grantee Address:
Mississippi State Highway Department
P. O. Box 1850
Jackson, Mississippi 39215-1850
Phone Number: (601) 359-1919
Account No. 19-0021-01-018-10

Grantor Address:
2440 GOODMAN RD. E.
SOUTHAVEN, MS 38671
Phone Number: 601/349-2205
Business Number: 901/922-5714 (LAW)
901/454-0655 (RANK)

STATE OF MISSISSIPPI

County of Desoto

Personally appeared before me, the undersigned authority, Machiel Whalen, one of the subscribing witnesses to the foregoing instrument, who being first duly sworn, deposes and saith that he saw the within named Randolph C. Balogh and Linda J. Balogh, whose name are subscribed hereto, sign and deliver the same to the said State Highway Commission, a body corporate by statute, that he, this affiant, subscribed his name as witness thereto in the presence of the said Randolph C. Balogh and Linda J. Balogh on the day and year therein mentioned.

Machiel Whalen

Affiant

Sworn to and subscribed before me this the 5th day of November, A.D., 1992.

Diana S. Lupton

Notary

Title

(PLACE SEAL HERE)

My commission expires My Commission Expires October 6, 1995

