

ROW005A

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Moseller Payne Yarbrough

BOOK 291 PAGE 65

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031-0-00-W

Do not record above this line

SEP 26 3 45 PM '95

WARRANTY DEED BK. 291 PG. 65
W.E. DAVIS CH. CLK.
by S. Cleveland &

THE STATE OF MISSISSIPPI

County of DeSoto

For and in consideration of forty nine thousand
two hundred dollars & 00/100 Dollars (\$49,200⁰⁰)

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

TOWNSHIP 1 SOUTH, RANGE 5 WEST, DESOTO COUNTY,
MISSISSIPPI

SECTION 33:

Begin at the point of intersection of the West line of
grantors property with the present Southerly right-of-way
line of Mississippi Highway No. 302 as shown on the plans
for State project No. 97-0021-01-016-11; from said point of
beginning run thence Southeasterly along said present
Southerly right-of-way line, a distance of 90.020 meters
(295.34 feet) to the East line of grantors property; thence
run South 00° 23' West along said East property line, a
distance of 61.661 meters (202.30 feet); thence run North
86° 57' West, a distance of 34.071 meter (111.78 feet) to a
point that is 38 meters (124.67 feet) Southerly of and
perpendicular to the centerline of survey of said project
at Station 476 + 00; thence run North 89° 41' West, a
distance of 56.172 meters (184.29 feet) to the West line of
grantors property; thence run North 00° 34' East along said
West property line, a distance of 59.924 meters (196.60
feet) to the point of beginning and containing 0.514
hectares, 55,519.25 square feet, (1.27 acres more or less).

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All of the above being situated in and a part of the Northwest 1/4 of the Northeast 1/4.

This conveyance includes all buildings and other improvements located on the lands hereby conveyed, and the Grantors agree to surrender full possession of all of said property on or before November 30, 1995.

KRCY
The Grantor reserves the right to remove any and all fences from the above described land on or before November 30, 1995, or said fences become the property of the Mississippi Department of Transportation.
KRCY

The grantor herein further warrants that the above described property is *KRCY* 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 grade, water damage, and/or any other damage, right or claim whatsoever.

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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 no signature, the 30 Day of August, A.D., 1995.

Fredie Rank witness Curtis Yarbrough
Attorney in fact for Moseller Payne
Yarbrough

Grantee, Prepared by and return to:
Miss. Department of Transportation
Right of Way Division
P. O. Box 1850
Jackson, Mississippi 39215-1850
Phone Number: (601) 359-7559
Account No. 97-0021-01-016-10

Grantor Address:
Curtis Yarbrough
14675 Goodman Rd
Oliver Branch MS
38654
Phone Number: 895-2246
Business Number: 851-7826

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In the case of proof of execution of the instrument made by a subscribing witness:

STATE OF MISSISSIPPI

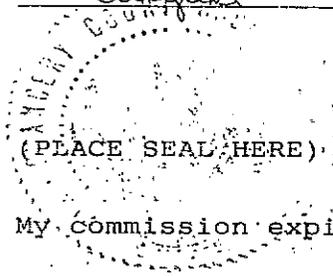
County of Desoto

Personally appeared before me, the undersigned authority, Leslie Rankin, one of the subscribing witnesses to the foregoing instrument, who being first duly sworn, deposes and saith that he saw the within named Curtis Yarbrough, a Attorney, and in fact for Moseller Payne Yarbrough whose name is subscribed hereto, sign and deliver the same to the said Mississippi Transportation Commission, a body corporate by statute, that he, this affiant, subscribed his name as witness thereto in the presence of the said Curtis Yarbrough, attorney in fact for Moseller and Payne Yarbrough on the day and year therein mentioned.

Leslie Rankin
Affiant

Sworn to and subscribed before me this the 31st day of August, A.D., 1995.

W. E. Davis
Chancery Clerk Title
by: W. Stanley



MY COMMISSION EXPIRES JAN. 2, 1996.

My commission expires _____