

ROW005A

97116031.XA 7-17-95 de Moseller Payne Yarbrough

STATE MS - DE SOTO CO.

031-0-00-X

Do not record above this line

SEP 26 3 45 PM '95

WARRANTY DEED

BK 291 PG 69  
W.E. DAVIS CH. CLK.  
by S Cleveland

THE STATE OF MISSISSIPPI

County of DeSoto

For and in consideration of three thousand eight hundred dollars & 00/100 /100 Dollars (\$3,800<sup>00</sup>)

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 a point on the proposed Southerly right-of-way line of Mississippi Highway No. 302 that is 38.0 meters (124.67 feet) Southerly of and perpendicular to the centerline of survey as shown on the plats for State Project No. 97-0021-01-016-11 at Highway Survey Station 476 + 00; from said point of beginning run thence South 86° 57' East along the proposed Southerly right-of-way line of said highway, a distance of 34.071 meters (111.78 feet); thence run South 00° 23' West, a distance of 32.827 meters (107.70 feet); thence run North 89° 46' West, a distance of 90.312 meters (296.30 feet); thence run North 00° 34' East, a distance of 34.567 meters (113.41 feet) to the proposed Southerly right-of-way line of Mississippi Highway No. 302; thence run South 89° 42' East along the proposed Southerly right-of-way line of said highway, a distance of 56.172 meters (184.29 feet) to the point of beginning and containing 33,230.976 square feet, 0.308 hectares, (0.76 acres, more or less).

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

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.

*LR CJ*

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 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., 19 95.

Loque Park witness Curtis Yarbrough  
Attorney in fact, 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. 97-0021-01-016-11

Grantor Address:  
Curtis Yarbrough  
14675 Goodman Rd.  
Olive 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:

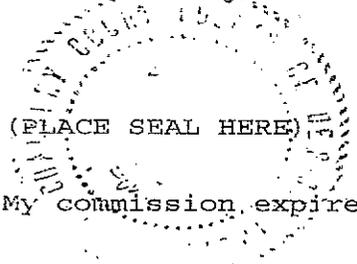
STATE OF MISSISSIPPI  
County of De Soto

Personally appeared before me, the undersigned authority, Leslie Rankin, one of the subscribing witnesses to the foregoing instrument, who being first duly sworn, deposeth and saith that he saw the within named Curtis Yarbrough, a Attorney 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, a Attorney in fact for Moseller 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: O. Starkey



MY COMMISSION EXPIRES JAN. 2, 1996.

My commission expires \_\_\_\_\_