

ROW005A

94206021.WA
Dedra M. Delaney and
Vinie Gray
021-2-00-W

BK 0326 PG 0065
08-27-97 yh

STATE MS. - DESOTO CO.
DEC 9 1 19 PM '97

Do not record above this line

WARRANTY DEED

BK 326 PG 65
W.E. DAVIS CH. CLK.

THE STATE OF MISSISSIPPI

County of Desoto

For and in consideration of thirty nine thousand
three hundred & 00/100 100 Dollars (\$ 39,300⁰⁰)

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:

Indexing Instructions: NW 1/4 of the SW 1/4 of Section 35,
Township 2 South, Range 9 West,
Desoto County, Mississippi.

Begin at the point of intersection of a Northern line of
grantors property with the present Eastern right-of-way
line of Baldwin Road as shown on the plans for State
Project No. 94-0029-02-006-10; from said point of beginning
run thence South 89° 44' East along a Northern line of
grantors property, a distance of 214.326 meters (703.169
feet) to a point on a Western line of grantors property;
thence run North along said Western property line, a
distance of 23.715 meters (77.805 feet) to a point on the
centerline of survey as shown on the plans for said project
at Survey Station 20+025.897; thence run North along said
Western property line, a distance of 35.451 meters (116.309
feet) to a Northern line of grantors property; thence run
East along said Northern property line, a distance of
279.858 meters (918.169 feet) to an Eastern line of
grantors property; thence run South along said Eastern
property line, a distance of 89.708 meters (294.318 feet);
thence run South 89° 14' West, a distance of 430.793 meters
(1413.363 feet) to a point that is 60.000 meters (196.851

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feet) Southerly of and perpendicular to the centerline of survey of said project at Survey Station 19+875; thence run South $44^{\circ} 59'$ West, a distance of 55.751 meters (182.910 feet) to a point hereby designated as Point "D" for future reference; thence run South $01^{\circ} 58'$ West, a distance of 12.474 meters (40.925 feet) to a Southern line of grantors property and a point hereby designated as Point "C" for future reference; thence run South $89^{\circ} 51'$ West along said Southern property line, a distance of 22.133 meters (72.615 feet) to the present Eastern right-of-way line of said Baldwin Road; thence run North $0^{\circ} 56'$ West along said present Eastern right-of-way line of Baldwin Road, a distance of 89.256 meters (292.835 feet) to the point of beginning, containing 3.532 hectares (8.727 acres), more or less.

All of the above being situated in and a part of the Northwest $1/4$ of the Southwest $1/4$ of Section 35, Township 2 South, Range 9 West, Desoto County, Mississippi.

Together with any and all abutters rights of access, if any, in, to, over, on and across the above described parcel of land except that such remaining property shall have access between Point "D" and Point "C" as designated above.

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.

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 _____ signature the 7th Day of November, A.D.,
19 97.

Dedra M. Delaney

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. 94-0029-02-006-10

Grantor Address:

4800 South Chicago Beach Drive
Apartment 2607 South
Chicago, Illinois 60615
Phone Number: (773) 548-5626
Business Number: (312) 228-9410

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In the case of natural persons acting in their own right:

STATE OF Illinois
COUNTY OF Cook

Personally appeared before me, the undersigned authority in and for the said county and state, on this 7th day of November, 1997, within my jurisdiction, the within named Dedra M. Delaney

who acknowledged that ~~(he)~~ (she) (~~they~~) executed the above and foregoing instrument.

J. W. Jones (NOTARY PUBLIC)

My commission expires:

12/02/2000

(SEAL)

