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94102011.WA 3-16-99 ds  
Macie B. McGowan  
John H. Bowdre, Life Estate  
011-1-00-W

STATE MS.-DE.SOTO CO.  
FILED

SEP 14 1 27 PM '99

Do not record above this line

WARRANTY DEED

BK 359 PG 386  
W.E. DAVIS CH. CLK.

THE STATE OF MISSISSIPPI

County of DeSoto

For and in consideration of Sixty-Four Thousand Three Hundred  
Eighty and -----No/100 Dollars (\$ 64,380.00 )  
the receipt and sufficiency of which is hereby acknowledged, I/or we,  
the undersigned, hereby grant, bargain, sell, convey and warrant unto  
the Mississippi Transportation Commission the following described  
land:

**INDEXING INSTRUCTIONS:** SW 1/4 OF NE 1/4 OF SECTION 33  
TOWNSHIP 2 SOUTH, RANGE 9 WEST

Begin at the point of intersection of the Western line of grantors property with the centerline of survey of State Project No. 94-0029-01-002-10 at Survey Station 17 + 322.660; from said point of beginning run thence North along said Western property line, a distance of 70.062 meters (229.862 feet); thence run along a line that is 70.000 meters (229.659 feet) Northeasterly of and parallel with the centerline of survey of said project having a radius of 3877.783 meters (12722.385 feet), an arc distance of 11.478 meters (37.657 feet) [said arc having a chord bearing of South 87° 31' 05" East for a distance of 11.478 meters (37.657 feet)]; thence North 48° 18' 46.52" East, a distance of 4.715 meters (15.469 feet) to the Northern line of grantors property; thence South 89° 55' 44.83" East along said Northern property line, a distance of 80.626 meters (264.521 feet); thence South 41° 49' 30.44" East, a distance of 11.034 meters (36.201 feet) to a point that is 70.000 meters (229.659 feet) Northerly of and perpendicular to the centerline of survey of said project at Station 17 + 420; thence along a line that is 70.000 meters (229.659 feet) Northerly of and parallel with the centerline of

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survey of said project having a radius of 3877.783 meters (12722.385 feet), an arc distance of 127.298 meters (417.644 feet) [said arc having a chord bearing of South 85° 08' 19" East for a distance of 127.292 meters (417.625 feet)]; thence North 69° 49' 54.35" East, a distance of 22.714 meters (74.521 feet); thence South 83° 35' 46.41" East, a distance of 40.840 meters (133.990 feet) to a point that is 70.000 meters (229.659 feet) Northerly of and perpendicular to the centerline of survey of said project at Station 17 + 605; thence South 57° 01' 27.17" East, a distance of 22.714 meters (74.521 feet); thence along a line that is 70.000 meters (229.659 feet) Northerly of and parallel with the centerline of survey of said project having a radius of 3877.783 meters (12722.385 feet), an arc distance of 76.379 meters (250.587 feet) [said arc having a chord bearing of South 82° 25' 48" East for a distance of 76.378 meters (250.584 feet)]; thence South 80° 21' 40.02" East, a distance of 29.102 meters (95.479 feet) to the Eastern line of grantors property; thence South 00° 04' 00.00" East along said Eastern property line, a distance of 141.002 meters (462.605 feet); thence along a line that is 70.000 meters (229.659 feet) Southerly of and parallel with the centerline of survey of said project having a radius of 3737.783 meters (12263.068 feet), an arc distance of 417.607 meters (370.102 feet) [said arc having a chord bearing of North 84° 18' 44" West for a distance of 417.390 meters (91369.590 feet)] to the said Western property line, a distance of 70.065 meters (229.872 feet) to the point of beginning, containing 5.951 hectares (14.705 acres), more or less, and being situated in and a part of the Northeast 1/4 of Section 33, 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.

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Each Grantor hereof authorizes and directs the Grantee to pay all of the above name consideration to Detroit McGowan,  
 \_\_\_\_\_  
 \_\_\_\_\_'s receipt thereof shall be the same as if receipted  
 for by the Grantor(s) hereof.

L.F.D. J.  
 R.Z.D.  
 P.S.D.W.

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.

The grantors herein agree to pay all real property taxes assessed against the above described property for the current year.

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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 our signatures the 23<sup>rd</sup> Day of August, A.D., 1999.

Witness: Jane T. Carter  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Macie B. McGowan  
Reddie Rena Dye  
Linda Faye Dye Jackson  
Patricia Lynn Dye Wardlaw

**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  
Acct. No. 94-0029-01-002-10  
046370 121

Linda Faye Dye Jackson  
440 George Road  
Memphis, TN 38109  
901-785-0366

Patricia Lynn Dye Wardlaw  
P. O. Box 135  
Lake Comorant, MS 38641  
662-429-3677

**Grantor Address:**

Detroit McGowan  
Route 1, Box 9500  
Lake Comorant, MS 38641  
662-429-4577

Phone Number:  
Business No.

Reddie Rena Dye  
3273 Sarabee Lane  
Memphis, TN 38118  
901-547-0887

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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, \_\_\_\_\_  
JAMES T. CARTER, one of the subscribing witnesses to the  
foregoing instrument, who being first duly sworn, deposeth and saith  
that he saw the within named Devoit McGowan, Linda Faye Dye Jackson, Reddie Rena Dye and  
Patricia Lynn Dye Wardlaw, whose names are 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 Devoit McGowan, Linda Faye Dye Jackson  
Reddie Rena Dye and Patricia Lynn Dye Wardlaw on  
the day and year therein mentioned.

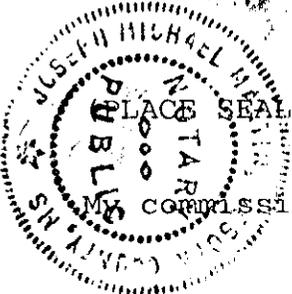
James T. Carter  
\_\_\_\_\_

Affiant

Sworn to and subscribed before me this the 25<sup>th</sup> day of \_\_\_\_\_

August, A.D., 19 99

[Signature]  
\_\_\_\_\_ Title



My commission expires \_\_\_\_\_  
NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE.  
MY COMMISSION EXPIRES: June 11, 2001.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS.