

BK 0427 PG 0140

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Lake Forest Subdivision
Property Owners Assn. STATE MS.-DESOTO CO. (C)
040-1-00-W
FILED

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WARRANTY DEED

BK 427 PG 140
W.E. DAVIS CLK.

THE STATE OF MISSISSIPPI

County of DeSoto

For and in consideration of eighty thousand and
no/100 Dollars (\$ 80,000.00)

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

INDEXING INSTRUCTIONS: Southwest 1/4 and the Southeast 1/4, Section 25, Northwest 1/4, Section 36 and part of Lake Forest Subdivision, Section A, Township 1 South, Range 9 West, Desoto County, Mississippi

Parcel No. 1

Begin at a point on the present Southern right-of-way line of Mississippi Highway No. 302 that is 18.702 meters (61.358 feet) Southerly of and perpendicular to the centerline of survey of Federal Aid Project No. 46-0021-01-026-10 (100186/201000) at Highway Survey Station 4+570; from said point of beginning run thence South 23° 02' 55" West, a distance of 34.032 meters (111.654 feet) to a point that is 13.000 meters (45.651 feet) Easterly of and perpendicular to the centerline of survey of Lake Forest Drive relocation at Station 10+050 as shown on the plans for said project at Station 4+543.85; thence run South 00° 13' 37" West along a line that is 13.000 meters (42.651 feet) Easterly of and parallel with the centerline of survey of said Lake Forest Drive relocation, a distance of 31.233 meters (102.470 feet); thence run South 18° 44' 34" West, a distance of 13.138 meters (43.104 feet) to the present Northerly right-of-way line of Lake Forest Drive North; thence run Northerly along the present Northerly

right-of-way line of said Lake Forest Drive North and the circumference of a circle to the right having a radius of 7.620 meters (25.0 feet), an arc distance of 3.269 meters (10.725 feet) [said arc having a chord bearing of North 01° 20' 03" West for a distance of 3.244 meters (10.643 feet)] to the present Eastern right-of-way line of Lake Forest Drive; thence run Northerly along the present Eastern right-of-way line of said Lake Forest Drive and the circumference of a circle to the left having a radius of 77.861 meters (255.449 feet), an arc distance of 14.597 meters (47.890 feet) [said arc having a chord bearing of North 05° 35' 52" East for a distance of 14.576 meters (47.822 feet)]; thence run North 00° 13' 37" East along the present Eastern right-of-way line of said Lake Forest , a distance of 45.110 meters (147.999 feet); thence run Northeasterly along the circumference of a circle to the right having a radius of 12.192 meters (40.0 feet), an arc distance of 19.153 meters (62.838 feet) [said arc having a chord bearing of North 45° 13' 22" East for a distance of 17.243 meters (56.572 feet)] to the present Southern right-of-way line of Mississippi Highway No. 302; thence run South 89° 46' 53" East along said present Southern right-of-way line, a distance of 3.904 meters (12.808 feet) to the point of beginning, containing 0.038 hectares (0.093 acres), more or less and being situated in and a part of the Northeast 1/4 of the Northwest 1/4 of Section 36 and a part of the Lake Forest Subdivision, Section A, Township 1 South, Range 9 West, Desoto County, Mississippi, and

Parcel No. 2

Begin at the point of intersection of the North line of grantors property with the present Eastern right-of-way line of Lake Forest Drive as shown on the plans for Federal Aid Project No. 46-0021-01-026-10 (100186/201000); from said point of beginning run thence East along said North property line, a distance of 1.503 meters (4.931 feet); thence run South 00° 13' 37" West along a line that is 14.000 meters (45.932 feet) Easterly of and parallel with the centerline of survey of Lake Forest Drive relocation, a distance of 19.271 meters (63.225 feet) to a point that is 14.000 meters (45.932 feet) Easterly of and perpendicular to the centerline of survey of said Lake Forest Drive relocation at Station 9+970 as shown on the plans for said project at Station 4+543.85; thence run South 56° 30' 48" East, a distance of 14.460 meters (47.441 feet); thence run South 89° 55' 34"

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East along a line that is 22.000 meters (72.178 feet) Northerly of and parallel with the centerline of survey of said project, a distance of 230.000 meters (754.593 feet) to a point that is 22.000 meters (72.178 feet) Northerly of and perpendicular to the centerline of survey of said project at Station 4+800; thence run North 85° 30' 00" East, a distance of 25.080 meters (82.283 feet); thence run South 89° 55' 34" East along a line that is 24.000 meters (78.740 feet) Northerly of and parallel with the centerline of survey of said project, a distance of 94.289 meters (309.347 feet); thence run Southwesterly along the circumference of a circle to the right having a radius of 12.192 meters (40.0 feet), an arc distance of 17.745 meters (58.219 feet) [said arc having a chord bearing of South 48° 09' 15" West for a distance of 16.220 meters (53.215 feet)] to the present Northern right-of-way line of Mississippi Highway No. 302; thence run Westerly along said present Northern right-of-way line the following bearings and distances: North 89° 57' 52" West, a distance of 9.795 meters (32.136 feet); North 00° 02' 08" East, a distance of 1.524 meters (5.0 feet); North 89° 57' 52" West, a distance of 91.440 meters (300.0 feet); South 00° 02' 08" West, a distance of 1.524 meters (5.0 feet); North 89° 57' 52" West, a distance of 237.412 meters (778.911 feet); thence run Northwesterly along the circumference of a circle to the right having a radius of 12.192 meters (40.0 feet), an arc distance of 19.110 meters (62.697 feet) [said arc having a chord bearing of North 44° 52' 07" West for a distance of 17.213 meters (56.473 feet)] to the present Eastern right-of-way line of Lake Forest Drive; thence run North 00° 13' 37" East along the present Eastern right-of-way line of said Lake Forest Drive, a distance of 24.110 meters (79.101 feet) to the point of beginning, containing 0.335 hectares (0.827 acres), more or less and being situated in and a part of the Southeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 25, Township 1 South, Range 9 West, Desoto County, Mississippi, and

Parcel No. 3

Begin at the point of intersection of the Southwestern line of grantors property with the present Southern right-of-way line of Mississippi Highway No. 302 as shown on the plans for Federal Aid Project No. 46-0021-01-026-10 (100186/201000); from said point of beginning run thence

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South 89° 46' 53" East along said present Southern right-of-way line, a distance of 46.558 meters (152.749 feet) to the Eastern line of grantors property; thence run South 04° 57' 55" West along said Eastern property line, a distance of 14.873 meters (48.796 feet) to a point on the Eastern line of grantors property that is 34.000 meters (111.549 feet) Southerly of and perpendicular to the centerline of survey of said project at Station 4+758.10; thence run North 89° 55' 34" West along a line that is 34.000 meters (111.549 feet) Southerly of and parallel with the centerline of survey of said project, a distance of 36.894 meters (121.043 feet) to a point on the Southwestern line of grantors property that is 34.000 meters (111.549 feet) Southerly of and perpendicular to the centerline of survey of said project at Station 4+721.21; thence run North 29° 15' 52" West along said Southwestern property line, a distance of 17.134 meters (56.214 feet) to the point of beginning, containing 0.062 hectares (0.153 acres), more or less and being situated in and a part of the Northeast 1/4 of the Northwest 1/4 of Section 36 and a part of Lake Forest Subdivision, Section A, Township 1 South, Range 9 West, DeSoto County, Mississippi.

Parcels No. 1, 2 and 3 contain an aggregate of 0.434 hectares (1.073 acres), more or less.

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



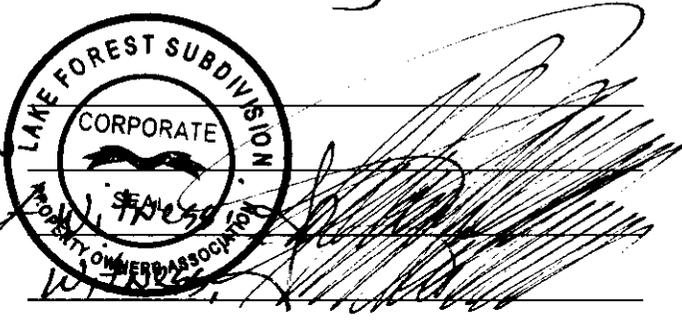
grade, water damage, and/or any other damage, right or claim whatsoever.

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

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 per signature S the thirtieth Day of May, A.D., 2002.

Lake Forest Subdivision
Property Owners Association
By: E. C. Edwards President
By: Jay Nelson Vice-President



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) 359-7512
Account No. 46-0021-01-026-10
100186/201000

Grantor Address:
Lake Forest Subdivision
Property Owners Association
P. O. Box 423
Walls, Miss. 38680
Phone Number: (662) 781-2312
(662) 781-2312

Business Number:

Lake Forest Subdivision Property Owners Association

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STATE OF MISSISSIPPI

County of Desoto

Personally appeared before me, the undersigned authority, Shelton E. McKay, the subscribing witness to the foregoing instrument, who being first duly sworn, depose and saith that he saw the within named Evelyn C. Edwards and Larry J. Nabors, who acknowledged that they are President and Vice-President, respectively of Lake Forest Subdivision Property Owners Association, a Mississippi corporation, and that for and on behalf of the said corporation, and as its act and deed execute the foregoing instrument, after first having been duly authorized by said corporation so to do, and deliver the same to the said Mississippi Transportation Commission, a body corporate by statute, and that he, this Affiant, subscribed his name as witness thereto in the presence of the said Evelyn C. Edwards and Larry J. Nabors on May 30, 2002

[Handwritten Signature]

Affiant

Sworn to and subscribed before me this the 23rd day of July, 2002.

Freda R. Buckingham

Notary

Title

(PLACE SEAL HERE)

My commission expires



Project No. 46-0021-01-026-10
Parcel No. 040-0-00-W
County DeSoto

Whereas, at a special meeting of the Board of Directors of this Corporation duly held on the sixteenth day of May, 2002 ~~2000~~, the board duly passed a resolution authorizing the sale, conveyance, and transfer of certain property to the Mississippi Department of Transportation for the sum of \$ 80,000.00 ;

Be it resolved that Evelyn C. Edwards and Larry J. Nabors

are hereby authorized, empowered and directed to ~~execute~~ and deliver unto the Mississippi Transportation Commission a deed to 1.073 acres of land as described above.

That the principal terms of the transaction and the nature and amount of the consideration, and the resolution of the board of directors hereinabove set forth, be and the same hereby are approved by the stockholders of this corporation as set forth by its charter, said approval is recorded in Corporation Minute Book R at Page 64.

ATTEST: David Livers
David Livers, Secretary

Evelyn Edwards Pres
Chairman of Board Evelyn Edwards, President
Lake Forest Subdivision Property Owners Association
Name of Corporation
P.O. Box 423
Address
Walls, Mississippi 38680

