

STATE MS. - DESOTO CO.

EASEMENT

OCT 1 4 10 PM '02

STATE OF MISSISSIPPI

COUNTY OF DESOTO

BK 429 PG 449
W.E. DAVIS CH. CLK.

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **BARBARA ANN SAVAGE**, does hereby grant, bargain, sell, and convey unto **JAMES E. SAVAGE, HEYWARD SAVAGE, TERRY SAVAGE, JOY SAVAGE, HELEN HURT, and SHIRLEY MORGAN**, a perpetual non-exclusive easement and right-of-way through, in, upon, under, over and across the land described as follows, to-wit:

A strip of land fifty feet (50') wide located in the Southeast Quarter of Section 30, Township 3 South, Range 7 West, more particularly described as follows:

Beginning at the N.W. corner of the property, thence run on AZ 89°45'15" for 50.00 feet; thence run on AZ 179°45'15" for 314.00 feet; thence run on AZ 269°45'15" for 50.00 feet; thence run on AZ 359°45'15" along the Half Section line for 314.00 feet to the Point of Beginning.

It is understood and agreed by and between the Grantors and the Grantee that the Grantee herein owns the land described as follows, to-wit:

2.74 acres, more or less, located in the Southeast Quarter of Section 30, Township 3 South, Range 7 West, DeSoto County, Mississippi, more particularly described as follows:

Begin at a point that is on AZ 359°45'15" and 330.00 feet from the S.W. corner of the S.E. 1/4 of Section 30, Township 3 South, Range 7 West (point is marked with a cotton picker spindle in Savage Road); thence continue on AZ 359°45'15" along the Half Section line for 678.00 feet to the Point of Beginning; thence run on AZ 89°45'15" for 380.00 feet; thence run AZ 179°45'20" for 314.00 feet; thence run on AZ 269°45'15" for 380.00 feet; thence run on AZ 359°45'15" for 314.00 feet to the Point of Beginning, containing 2.74 acres and/or 119,320 square feet.

AND a 50-foot wide road easement which 25 feet is given on the left side of the Center Line in the S.W. part of this property and being further described as follows, to-wit:

Commencing at the S.W. corner of the S.E. 1/4 of Section 30, Township 3 South, Range 7 West, thence run on AZ 359°45'15" along the Half Section Line for 330.00 feet to the center of Savage Road, which point is marked with a cotton picker spindle and is the Point of Beginning; from said Point of Beginning thence run along the centerline of a curve (Curve No. 1) to the left having a Delta Angle of 24°03'30"; a Center Line Radius of 351.97 feet; a Center Line Tangent of 75.00 feet for an Arc distance of 147.79 feet to the beginning of a curve (Curve No. 2) to the left having a Delta Angle of 66°26'15" a Center Line Radius 148.92 feet; a Center Line Tangent of 97.52 feet; thence run along said centerline for an Arc distance of 86.34 feet; thence run on AZ 122°31'05" for 25.00 feet to the outside of said curve; thence run along outside of curve for an arc distance of 100.83 feet to the point of tangency; thence run on AZ 359°17'55" for 196.32 feet to the South Line of the above described 2.74 acre tract; thence run on AZ 269°45'15" for 50.00 feet; thence run on AZ 179°17'55" for 196.32 feet to the beginning of Curve No. 2; thence along the inside of said curve for an Arc distance of 143.69 feet to Curve No. 1; thence run along inside of Curve No. 1 for an Arc distance of 137.29 feet to the Half Section Line; thence run on AZ 179°45'15" for 25.00 feet to the Point of Beginning.

and this easement is executed and delivered for the purpose of providing a means of ingress, egress and regress from the land owned by the Grantees hereinabove described to a public road or thoroughfare. This instrument and this easement shall be and it does constitute a covenant running with the land owned by the Grantees and hereinabove described and is for the benefit of said land.

It is further understood and agreed by and between the Grantors and the Grantee herein that in the use and enjoyment of said easement that the Grantors herein agree not to in any way or any manner obstruct the free and open use of said easement by erecting gates, fences, cattle gaps or any other such obstructions; that the Grantees herein shall have the right to maintain such roadway and easement in such manner as the Grantees herein may elect by constructing such ditches, installing such culverts or bridges and use such as gravel, clay gravel, concrete, asphalt, or other surface which the Grantees may elect to use, all of which shall be at the cost and expense of the Grantees herein; that the Grantees herein shall have the further right to construct and maintain either above ground or below ground all utility lines, either public or private as Grantees may need or desire for the enjoyment of property, such as electric power lines, telephone lines, television cable lines, water lines, sanitary sewer lines, storm drainage sewer lines, natural gas lines, oil lines or any other such lines which Grantees may elect to so construct or permit to be constructed by any public utility or private utility company.

It is further understood by and between the Grantors and Grantees herein that the Grantees herein shall have the right to assign and convey this easement to any one or more

persons, corporations or entities, including public corporations, bodies or entities; and that this grant is not a personal grant or easement.

WITNESS MY SIGNATURE on this the 24 day of September, 2002.

Barbara Ann Savage
BARBARA ANN SAVAGE

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said County and State, on this 24th day of September, 2002, within my jurisdiction, the within named BARBARA ANN SAVAGE, who acknowledged that she executed the above and foregoing instrument.

Wanda B. Wimberly
NOTARY PUBLIC



My Commission Expires: 9-5-2003

Grantor's Address: 545 Savage Road, Hernando, MS 38632
Wk: n/a Hm: 662-429-8987

Grantee's Address: 473 Savage Road, Hernando, MS 38632
Wk: n/a Hm: 662-429-6385

This document prepared by:
SMITH, PHILLIPS, MITCHELL & SCOTT
P.O. Box 346
Hernando, MS 38632
662-429-5041

No title work was requested or done in the preparation of this easement.