

**REINER DEVELOPMENT, INC.**

**GRANTOR**

**TO**

**WARRANTY DEED**

**CITY OF HERNANDO**

**GRANTEE**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, REINER DEVELOPMENT, INC., does hereby sell, convey and warrant unto CITY OF HERNANDO, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

SEE ATTACHED EXHIBIT 'A' FOR COMPLETE LEGAL DESCRIPTION

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi, to rights of way and easements for public roads and public utilities, and to the restrictive covenants of record for said subdivision.

Possession is to be given upon delivery of the deed.

WITNESS my signature this the 23<sup>rd</sup> day of March, 2004.

STATE MS.-DESOTO CO. FILED

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H.E. DAVIS CH. CLK.

REINER DEVELOPMENT, INC.

BY: Robert L. Reiner  
ROBERT L. REINER, PRESIDENT

A legal description of a 0.15 acre, more or less, tract of land being located in the southeast quarter of the southeast quarter of Section 1, Township 3 South, Range 8 West, Hernando, DeSoto County, Mississippi, said tract being an easement for access and maintenance for a lift station servicing the Forked Creek and Deercreek Developments, said tract being more particularly described as follows:

Commencing at the Southeast corner of Section 1; thence North 06 degrees 46 minutes 24 seconds West for a distance of 1,084.00 feet to a point; thence South 83 degrees 13 minutes 36 seconds West for a distance of 959.79 feet to a point to the True Point of Beginning for the herein described tract of land; thence North 89 degrees 26 minutes 06 seconds West for a distance of 14.68 feet to a point; thence North 63 degrees 24 minutes 09 seconds West for a distance of 32.65 feet to a point; thence North 44 degrees 24 minutes 03 seconds West for a distance of 38.16 feet to a point; thence North 40 degrees 45 minutes 48 seconds West for a distance of 39.90 feet to a point; thence North 36 degrees 37 minutes 10 seconds West for a distance of 42.40 feet to a point; thence North 27 degrees 26 minutes 21 seconds West for a distance of 37.33 feet to a point; thence North 22 degrees 46 minutes 50 seconds West for a distance of 32.55 feet to a point; thence North 28 degrees 56 minutes 17 seconds West for a distance of 24.52 feet to a point; thence North 47 degrees 23 minutes 52 seconds West for a distance of 17.07 feet to a point; thence South 82 degrees 31 minutes 54 seconds West for a distance of 60.61 feet to a point; thence South 07 degrees 28 minutes 06 seconds East for a distance of 19.72 feet to a point; thence South 82 degrees 31 minutes 54 seconds West for a distance of 46.32 feet to a point; thence North 07 degrees 28 minutes 06 seconds West for a distance of 34.72 feet to a point; thence North 82 degrees 31 minutes 54 seconds East for a distance of 113.93 feet to a point; thence South 47 degrees 23 minutes 52 seconds East for a distance of 26.52 feet to a point; thence South 28 degrees 56 minutes 17 seconds East for a distance of 27.77 feet to a point; thence South 22 degrees 46 minutes 50 seconds East for a distance of 32.75 feet to a point; thence South 27 degrees 26 minutes 21 seconds East for a distance of 35.52 feet to a point; thence South 36 degrees 37 minutes 10 seconds East for a distance of 40.65 feet to a point; thence South 40 degrees 45 minutes 48 seconds East for a distance of 38.89 feet to a point; thence South 44 degrees 24 minutes 03 seconds East for a distance of 35.17 feet to a point; thence South 63 degrees 24 minutes 09 seconds East for a distance of 26.67 feet to a point; thence South 89 degrees 26 minutes 06 seconds East for a distance of 6.05 feet to a point to a point on a non tangent curve to the left, with a radius of 75.00 feet, a chord bearing of South 18 degrees 26 minutes 30 seconds East, a chord distance of 15.86 feet, and an arc length of 15.89 feet to a point to the True Point of Beginning and containing 6,683 square feet or 0.15 acres, more or less, being subject to all codes, regulations and restrictions, rights of way, and easements of record.

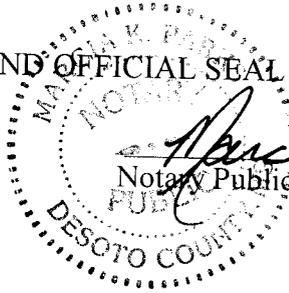


ROBERT L. REINER, PRESIDENT  
REINER DEVELOPMENT, INC.

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the above named ROBERT L. REINER, who acknowledged that he/she is PRESIDENT of REINER DEVELOPMENT, INC., and that for and on behalf of the said REINER DEVELOPMENT, INC., and as its act and deed, executed the above and foregoing instrument, after first having been duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE this the 23<sup>rd</sup> day of March, 2004.



My Commission Expires:

4/4/2006

Address of Grantor: 1864 Royal Lane, Hernando, MS 38632  
Residence Phone: NA  
Business Phone: 662/429-0790

Address of Grantee: 475 West Commerce Street, Hernando, MS 38632  
Residence Phone: NA  
Business Phone: 662/429-9092

Prepared by: JAMES W. AMOS, ATTORNEY AT LAW, MSB #1559  
2430 CAFFEY ST., HERNANDO, MS 38632  
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