

--SEWER EASEMENT--

STATE MS. -DESOTO CO. *PK*  
*IX*

LEONARD L. RIPPEE ETUX  
TO  
CITY OF SOUTHAVEN  
A MUNICIPAL CORPORATION

SEP 27 4 11 PM '04

BK 483 PG 57  
W.E. DAVIS CH. CLK.

FOR AND IN CONSIDERATION OF ONE DOLLAR (\$1.00), AND OTHER GOOD AND VALUABLE CONSIDERATION, I, LEONARD L. RIPPEE ETUX, DO HEREBY CONVEY AND WARRANT UNTO THE CITY OF SOUTHAVEN, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT WITH THE RIGHT TO INSTALL AND THEREAFTER INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE SEWER SERVICE LINES, SEWER PUMPS, AND NECESSARY APPURTENANCES THERETO, ON, OVER, AND ACROSS THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 7 WEST, OF DESOTO COUNTY, MISSISSIPPI, TO WIT:

DESCRIPTION

~~DEED~~ A PART OR PARCEL OF TAX PARCEL NUMBER 207-35-13.4, ALSO KNOWN AS 1840 WINDY LANE, AS RECORDED IN BOOK 224, PAGE 279, IN THE CHANCERY COURT CLERK'S OFFICE IN DESOTO COUNTY MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS THE AREA WHICH ENCOMPASSES THE SEWER PRESSURE PUMP AND HOLDING TANK AND THE SERVICE LINE FROM THE PUMP TO THE CITY SEWER FORCE MAIN CONNECTION.

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTORS BY REASON FOR THE INSTALLATION OF THE STRUCTURES REFERRED TO HEREIN AND GRANTEE WILL MAINTAIN SUCH EASEMENT IN A STATE OF GOOD REPAIR AND EFFICIENCY SO THAT NO UNREASONABLE DAMAGE WILL RESULT FROM ITS USE OF GRANTOR'S PREMISES. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE A COVENANT RUNNING WITH THE LAND FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS AND ASSIGNS. THE GRANTORS DO COVENANT THAT THEY ARE THE OWNERS OF THE ABOVE MENTIONED LAND AND THAT SAID LAND IS FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING:

WITNESS MY SIGNATURE ON THIS THE 20<sup>th</sup> DAY OF May, 2004.

*X Leonard L Rippee*

STATE OF Mississippi  
COUNTY OF Desoto

THIS DAY PERSONALLY APPEARED BEFORE ME, THIS UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED Leonard L. Rippee WHO ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE ABOVE AND FORGOING INSTRUMENT ON THE DAY AND YEAR THEREIN MENTIONED AS HIS FREE AND VOLUNTARY ACT AND DEED AND FOR THE PURPOSES THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE THIS 2nd DAY OF June, 2004.

*Cheryla Chism*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: September 7, 2007



GRANTOR'S ADDRESS:

1840 Windy Lane  
Southaven, MS 38671  
WK TEL. (662) 349-2578  
HM TEL. (662) 349-9453

GRANTEE'S ADDRESS:  
CITY OF SOUTHAVEN  
8710 NORTHWEST DRIVE  
SOUTHAVEN, MS. 38671  
WK TEL. (662) 393-5931  
HM TEL. N/A

PREPARED BY, RETURN TO:  
CITY ENGINEER'S OFFICE  
8710 NORTHWEST DRIVE  
SOUTHAVEN, MS. 38671  
WK TEL. (662) 393-2991  
HM TEL. N/A