

**SUBSTITUTED TRUSTEE'S DEED**

WHEREAS, Scenic Hollow Investments, LLC, a Mississippi limited liability company ("Scenic Hollow"), Robert Jackson, a married man ("Jackson"), and Jeanine Jackson Lasiter, a married woman ("Lasiter"), and hereinafter jointly and severally together with Scenic Hollow and Jackson referred to variously as Grantor and Debtor, executed a certain Land Deed of Trust and Security Agreement to James R. Carr, Esquire, Trustee, for the benefit of AHIFO-11, LLC, a Florida limited liability company, to be effective as of the 12<sup>th</sup> day of April, 2006, which Deed of Trust is of record at Book 2470, Page 186 in the office of the Chancery Clerk of Desoto County, State of Mississippi; and

WHEREAS, the aforesaid AHIFO-11, LLC, substituted Edley H. Jones III as Trustee in and for the aforesaid Deed of Trust and the indebtedness secured thereby in lieu and in place of James R. Carr, Esquire, by Substitution of Trustee as recorded in Book 2,762 at Page 229 of the aforesaid land records; and

WHEREAS, default having been made in the terms and conditions of said Land Deed of Trust and the entire debt secured thereby having been declared to be due and payable in accordance with the terms of said Land Deed of Trust, AHIFO-11, LLC, the legal holder of said indebtedness, having requested the undersigned Substitute Trustee to execute the trust and sell said land, property, and all fixtures in accordance with the terms of said Land Deed of Trust and for the purpose of raising the sums due thereunder, together with attorney's fees, Substitute Trustee's fees and expenses of sale.

THE UNDERSIGNED SUBSTITUTED TRUSTEE, in accordance with the terms of the deeds of the trust and the laws of the State of Mississippi did advertise said sale in the *DeSoto Times*, a newspaper published in Desoto County, Mississippi, and having a general circulation in

*preparer*

Desoto County, Mississippi, on the following dates, to-wit: November 26, 2008; December 2, 2008; December 9, 2008; and December 16, 2008; which is more fully shown by the original proof of publication attached hereto as Exhibit "A" and made a part hereof by reference as if copied in full herein; and did cause the Substituted Trustee's Notice of Sale to be posted at the Courthouse in Desoto County, Mississippi, which is located in Hernando, Mississippi on November 24, 2008;

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AND WHEREAS, on the 7<sup>th</sup> day of December, 2008, at the east front door of the Desoto County Courthouse located at 2535 Highway 51 South, Hernando, Mississippi, between the hours of 11:00 a.m. and 4:00 p.m., I, the undersigned Substituted Trustee did offer for sale at public outcry and did sale to the highest and best bidder for cash the following described property situated in Desoto County, Mississippi, to-wit:

A 229.50 ACRE ± TRACT OF LAND SITUATE IN SECTION 35, TOWNSHIP 1 SOUTH, RANGE 9 WEST, DESOTO COUNTY, MISSISSIPPI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 9 WEST; THENCE SOUTH 00° 09' 59" WEST ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 491.97 FEET TO A POINT; THENCE NORTH 90° 00' 00" WEST A DISTANCE OF 30.99 FEET TO A POINT ON THE PRESENT MDOT RIGHT-OF-WAY, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THIS TRACT; THENCE NORTH 89° 40' 41" WEST A DISTANCE OF 12.00 FEET TO AN ½" IRON PIN SET; THENCE SOUTH 00° 19' 19" WEST A DISTANCE OF 833.67 FEET TO AN ½" IRON PIN SET; THENCE NORTH 89° 58' 12" WEST ALONG THE NORTH LINE OF THE COGGIN TRACT A DISTANCE OF 588.20 FEET TO A CONDUIT PIPE FOUND; THENCE SOUTH 02° 13' 24" EAST ALONG THE WEST LINE OF THE COGGIN TRACT A DISTANCE OF 374.93 FEET TO A CONDUIT PIPE FOUND; THENCE SOUTH 89° 57' 38" EAST ALONG THE SOUTH LINE OF THE COGGIN TRACT A DISTANCE OF 572.86 FEET TO A CONDUIT PIPE FOUND; THENCE SOUTH 00° 16' 11" WEST A DISTANCE OF 971.57 FEET TO A CONDUIT PIPE FOUND; THENCE NORTH 89° 45' 23" WEST ALONG THE NORTH LINE OF THE WALLACE AND GALLEGOS TRACTS A DISTANCE OF 1085.80 FEET TO AN ½" IRON PIN FOUND, PASSING AN ¾" IRON PIPE FOUND AT 610.26 FEET; THENCE SOUTH 00° 08' 15" WEST ALONG THE WEST LINE OF THE GALLEGOS TRACT A DISTANCE OF 700.53 FEET TO AN ½" IRON ROD FOUND; THENCE SOUTH 01° 54' 58" EAST ALONG THE WEST LINE OF THE HOPTON TRACT A DISTANCE OF 379.29 FEET TO AN ½" IRON PIN SET; THENCE SOUTH 01° 33' 21" WEST ALONG THE WEST LINE OF THE DAVIS TRACT A DISTANCE OF 489.22 FEET TO AN ½" IRON PIN SET; THENCE SOUTH 89° 06' 28" WEST ALONG THE NORTH LINE OF THE KRAFT TRACT A DISTANCE OF 11.51 FEET TO ½" IRON PIN FOUND; CONTINUING ALONG THE NORTH LINE OF THE KRAFT TRACT NORTH 89° 45' 28" WEST A DISTANCE OF 286.88 FEET TO AN 1 ½" IRON PIPE FOUND; THENCE NORTH 00° 07' 17" WEST ALONG THE EAST LINE OF WALLACE SUBDIVISION SECTION "B" A DISTANCE OF 625.08 FEET TO AN

½" CONDUIT PIPE FOUND; THENCE SOUTH 89° 55' 18" WEST ALONG THE NORTH LINE OF WALLACE SUBDIVISION SECTION "B" A DISTANCE OF 1216.00 FEET TO A PK NAIL SET, PASSING AN 5/8" IRON PIN FOUND AT 1185.13 FEET; THENCE NORTH 00° 18' 18" EAST A DISTANCE OF 950.65 FEET TO AN ½" CONDUIT PIPE FOUND; THENCE NORTH 00° 31' 52" EAST ALONG THE EAST LINE OF THE LEWIS AND FORD TRACTS A DISTANCE OF 1336.66 FEET TO A 24" GUM TREE FENCE CORNER FOUND; THENCE SOUTH 89° 49' 06" WEST ALONG THE NORTH LINE OF THE FORD TRACT A DISTANCE OF 1017.25 FEET TO A FENCE CORNER FOUND; THENCE NORTH 00° 44' 34" EAST A DISTANCE OF 558.82 FEET TO AN ½" IRON PIN SET; THENCE NORTH 89° 13' 03" WEST A DISTANCE OF 196.14 FEET TO AN ½" IRON PIN SET; THENCE SOUTH 64° 21' 02" WEST A DISTANCE OF 370.67 FEET TO AN ½" IRON PIN SET; THENCE SOUTH 00° 30' 47" EAST A DISTANCE OF 133.24 FEET TO AN 5/8" IRON PIN FOUND ON THE NORTH RIGHT-OF-WAY OF HOLLOW TREE DRIVE; THENCE SOUTH 89° 29' 13" WEST ALONG THE NORTH RIGHT-OF-WAY OF HOLLOW TREE DRIVE A DISTANCE OF 501.74 FEET TO AN ½" IRON PIN SET; THENCE ALONG A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 47.58 FEET, A DELTA ANGLE OF 90° 52' 31", A CHORD DIRECTION OF NORTH 45° 09' 41" WEST AND A CHORD LENGTH OF 42.75 FEET TO AN ½" IRON PIN SET; THENCE NORTH 00° 30' 47" WEST ALONG THE EAST RIGHT-OF-WAY OF SCENIC HOLLOW ROAD A DISTANCE OF 592.82 FEET TO AN ½" IRON PIN SET; THENCE NORTH 89° 05' 15" EAST A DISTANCE OF 23.71 FEET TO THE PRESENT MDOT RIGHT-OF-WAY; CONTINUING ALONG THE PRESENT MDOT RIGHT-OF-WAY THE FOLLOWING CALLS; THENCE NORTH 29° 33' 57" EAST A DISTANCE OF 363.18 FEET TO A POINT; THENCE SOUTH 89° 58' 13" EAST A DISTANCE OF 60.19 FEET TO THE PRESENT NORTHWEST CORNER OF LOT 32 SCENIC HOLLOW SUBDIVISION; THENCE SOUTH 00° 30' 47" EAST, ALONG THE WEST LINE OF SAID LOT A DISTANCE OF 436.60 FEET TO AN ½" IRON PIN FOUND; THENCE NORTH 89° 29' 13" EAST, ALONG THE SOUTH LINE OF SAID LOT A DISTANCE OF 265.87 FEET TO AN ½" IRON PIN FOUND; THENCE NORTH 00° 30' 47" WEST, ALONG THE EAST LINE OF SAID LOT A DISTANCE OF 430.45 TO THE PRESENT MDOT RIGHT-OF-WAY OF GOODMAN ROAD; CONTINUING ALONG THE PRESENT MDOT RIGHT-OF-WAY THE FOLLOWING CALLS: THENCE SOUTH 89° 03' 57" EAST A DISTANCE OF 387.07 FEET TO A POINT; THENCE SOUTH 89° 02' 37" EAST A DISTANCE OF 610.45 FEET TO A POINT; THENCE NORTH 82° 34' 32" EAST A DISTANCE OF 11.69 FEET TO AN ½" IRON PIN SET; THENCE SOUTH 25° 55' 00" EAST ALONG THE WEST LINE OF THE OSBORNE TRACT A DISTANCE OF 224.23 FEET TO AN ½" IRON PIN SET; THENCE NORTH 35° 08' 49" EAST ALONG THE SOUTH LINE OF THE OSBORNE TRACT A DISTANCE OF 105.00 FEET TO AN ½" IRON PIN SET; THENCE ALONG A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 295.00 FEET, AN ARC LENGTH OF 85.02 FEET, A DELTA ANGLE OF 16° 30' 46", A CHORD DIRECTION OF NORTH 02° 42' 33" EAST AND A CHORD LENGTH OF 84.73 FEET TO AN ½" IRON PIN SET; THENCE NORTH 11° 16' 13" EAST ALONG THE EAST LINE OF THE OSBORNE TRACT A DISTANCE OF 54.81 FEET TO THE PRESENT MDOT RIGHT-OF-WAY, PASSING A ½" IRON PIN FOUND ON-LINE AT 54.25 FEET; CONTINUING ALONG THE PRESENT MDOT RIGHT-OF-WAY THE FOLLOWING CALLS; THENCE NORTH 82° 34' 32" EAST A DISTANCE OF 115.38 FEET TO A POINT; THENCE SOUTH 89° 55' 34" EAST A DISTANCE OF 311.68 FEET TO A POINT; THENCE SOUTH 78° 36' 58" EAST A DISTANCE OF 117.10 FEET TO A POINT; THENCE SOUTH 89° 54' 05" EAST A DISTANCE OF 328.03 FEET TO A POINT; THENCE NORTH 56° 45' 21" EAST A DISTANCE OF 98.21 FEET TO A POINT; THENCE SOUTH 89° 55' 34" EAST A DISTANCE OF 139.07 FEET TO A POINT; THENCE NORTH 00° 05' 09" EAST A DISTANCE OF 13.12 FEET TO A POINT; THENCE SOUTH 89° 55' 34" EAST A DISTANCE OF 910.79 FEET TO A POINT; THENCE SOUTH 26° 29' 30" EAST A DISTANCE OF 36.68 FEET TO A POINT; THENCE SOUTH 89° 55' 36" EAST A DISTANCE OF 32.81 FEET TO A POINT; THENCE NORTH 26° 38' 20" EAST A DISTANCE OF 36.68 FEET TO A POINT; THENCE SOUTH 89° 55' 34" EAST A DISTANCE OF 360.89 FEET TO A POINT; THENCE SOUTH 84° 12' 56" EAST A DISTANCE OF 230.80 FEET TO A POINT; THENCE SOUTH 69° 13' 50" EAST A DISTANCE OF 315.64

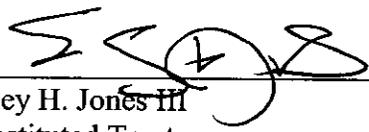
FEET TO A POINT; THENCE SOUTH 04° 26' 22" EAST A DISTANCE OF 44.51 FEET TO A POINT; THENCE SOUTH 00° 53' 19" WEST A DISTANCE OF 167.10 FEET TO A POINT; THENCE SOUTH 14° 25' 57" EAST A DISTANCE OF 82.64 FEET TO THE POINT OF BEGINNING; CONTAINING 229.4958 ACRES OR 9996835.5776 SQUARE FEET MORE OR LESS.

The above described metes and bounds description also includes Lots 29, 30 and 31 of Scenic Hollow Subdivision, First Revision as recorded in Plat Book 15, Pages 40 - 44, situated in Section 35, Township 1 South, Range 9 West, DeSoto Co., MS, less & except that part of said lots previously conveyed to the Mississippi Transportation Commission.

The undersigned Trustee offered the aforesaid property for sale at public outcry as set forth above, and there appeared at said sale AHIFO-11, LLC bidding the sum of Four Million Nine Hundred Seventeen Thousand Nine Hundred Sixty Four Dollars and 48/100 (\$4,917,964.48), for all of the above described property including fixtures situated thereupon, and said property was struck off to AHIFO-11, LLC, for said amount, and said bidder was declared the purchaser thereof.

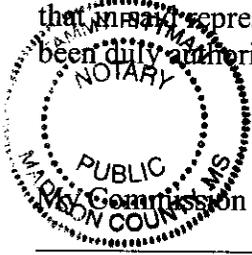
NOW, THEREFORE, in consideration of the premises and the sum of Four Million Nine Hundred Seventeen Thousand Nine Hundred Sixty Four Dollars and 48/100 (\$4,917,964.48), the receipt of which is hereby acknowledged, I do hereby sell and convey to AHIFO-11, LLC, a Florida limited liability company, all of the above described property, conveying only such title as is vested in me as Substituted Trustee.

WITNESS MY SIGNATURE on this the 19<sup>th</sup> day of December, 2008.

  
\_\_\_\_\_  
Edley H. Jones III  
Substituted Trustee

STATE OF MISSISSIPPI  
COUNTY OF HINDS

Personally appeared before me, the undersigned authority in and for the said county and state, on this 19<sup>th</sup> day of December, 2008, within my jurisdiction, the within named Edley H. Jones III, who acknowledged that he is Substituted Trustee in that certain Deed of Trust recorded in the Office of the Chancery Clerk of Desoto County, Mississippi in Book 2470, Page 186, and that in his representative capacity he executed the above and foregoing instrument, after having been duly authorized to do so.



Notary Public State of Mississippi  
At Large  
My Commission Expires  
January 9, 2009  
BONDED THRU  
HEIDEN, BROOKS & GARLAND, INC.

*[Signature]*  
NOTARY PUBLIC

Grantor's Address/Telephone:

Edley H. Jones III, Trustee  
McGlinchey Stafford, PLLC  
Post Office Drawer 22949  
Jackson, Mississippi 39225-2949  
Telephone: (601) 960-8400

Grantee's Address/Telephone:

AHIFO-11, LLC  
24 South River Street  
Wilkes-Barre, PA 18702  
Telephone: 570/829-2101

**Indexing Instructions:** the NE 1/4, the NW 1/4 , the SW 1/4 and the SE 1/4 of S35-T1S-R6W, DeSoto Co., MS. AND ALSO Lots 29, 30 and 31 of Scenic Hollow Subdivision, First Revision as recorded in Plat Book 15, Pages 40 - 44, situated in Section 35, Township 1 South, Range 9 West, DeSoto Co., Mississippi

PREPARED BY:

Edley H. Jones III  
McGlinchey Stafford, PLLC  
P.O. Drawer 22949  
Jackson, MS 39225-2949  
Telephone: (601) 960-8400  
Facsimile: (601) 960-3520

# DESOTO TIMES-TRIBUNE

## PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Diane Smith personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times-Tribune, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 4 consecutive times, as follows, to-wit:

**SUBSTITUTION**  
NOTICE OF SALE  
WHEREAS, the undersigned, Notary Public for the State of Mississippi, County of Desoto, do hereby certify that on this 11th day of November, 2008, I met with Diane Smith, Clerk of the DeSoto Times-Tribune, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that she is the **CLERK** of the DeSoto Times-Tribune, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 4 consecutive times, as follows, to-wit:  
Volume No. 113 on the 25 day of Nov., 2008  
Volume No. 113 on the 2 day of Dec., 2008  
Volume No. 113 on the 9 day of Dec., 2008  
Volume No. 113 on the 16 day of Dec., 2008  
Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2008  
Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2008  
Diane Smith  
Sworn to and subscribed before me, this 16 day of Dec., 2008  
BY Judy H. Douglas  
NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE  
MY COMMISSION EXPIRES: JANUARY 16, 2009  
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED  
A. Single first insertion of 1751 words @ .12 \$ 210.12  
B. 3 subsequent insertions of 5253 words @ .10 \$ 525.30  
C. Making proof of publication and depositing to same \$ 3.00  
TOTAL PUBLISHER'S FEE: \$ 738.42

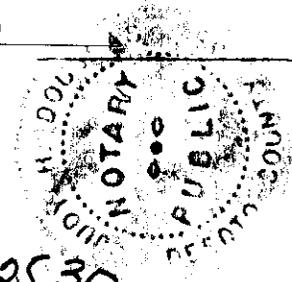
- Volume No. 113 on the 25 day of Nov., 2008
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- Volume No. 113 on the 9 day of Dec., 2008
- Volume No. 113 on the 16 day of Dec., 2008
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2008
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2008

Diane Smith

Sworn to and subscribed before me, this 16 day of Dec., 2008

BY Judy H. Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE  
MY COMMISSION EXPIRES: JANUARY 16, 2009  
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



A. Single first insertion of 1751 words @ .12 \$ 210.12  
 B. 3 subsequent insertions of 5253 words @ .10 \$ 525.30  
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