

ROW005A

Thomas Gary Watkins and Angelina G. Watkins

102556 202000

075-0-00-W

APPROVED
By PDM at 1:11 pm, Oct 27, 2008

Do not record above this line.

WARRANTY DEED

THE STATE OF MISSISSIPPI

County of Desoto

For and in consideration of twenty thousand and one hundred dollars /100 Dollars

(\$ 20,100 00/100) 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:

The following descriptions are based on the Mississippi State Plane Coordinate System, West Zone, NAD 83/93, grid values, using a combined scale factor of .99997224 and a grid to geodetic azimuth angle of (-) 00 degrees 13 minutes 28 seconds developed at the approximate center of Project No. STP-0029-02(014) [102556/202000]. It is the intent of these descriptions to convey that portion of grantors property between the existing property lines and the proposed right-of-way lines as defined by said project:

INDEXING INSTRUCTIONS: Lot 10 Ingram Mills Acres as recorded in
Plat Book 35 at Pages 29-33 SE/4 of SW/4 of Section 28,
Township 2 South, Range 5 West, Desoto County, Mississippi

Commencing at a found axle at the Northeast corner of Section 33, Township 2 South, Range 5 West, Desoto County, Mississippi, said point identified as N 1955911.28 E 2479375.85, on the above referenced coordinate system, run North 87 Degrees 57 Minutes 51 Seconds West a distance of 2954.22 feet to a point located at the intersection of the grantor's west property line and the proposed north right-of-way line as shown on the acquisition maps of Project Number STP-0029-02(14) [102556/202000], and being 300.00 feet left of proposed Interstate 269 project centerline station 794+00, and have a value of N 1956016.22 E 2476423.50, and being referred to hereinafter as the **Point of Beginning**;

Initials: HGW T.G.W. A.G.W.

MDOT

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- From the **Point of Beginning** run thence along the proposed north right-of-way line North 54 Degrees 20 Minutes 29 Seconds East a distance of 371.27 feet to a point located at the intersection of the grantor's east property line and the proposed north right-of-way line on the above referenced project;
- thence along the grantor's east property line South 00 Degrees 18 Minutes 31 Seconds West a distance of 328.24 feet to a found "P-K" nail in a concrete post located at the grantor's southeast corner, and being the southeast corner of the Southwest quarter of Section 28, Township 2 South, Range 5 West, Desoto County, Mississippi;
- thence along the grantor's south property line North 85 Degrees 06 Minutes 48 Seconds West a distance of 183.84 feet to a found 3/8" rebar on the grantor's south property line;
- thence continue along the grantor's south property line North 84 Degrees 19 Minutes 29 Seconds West a distance of 26.34 feet to a found 3/8" rebar on the grantor's south property line;
- thence continue along the grantor's south property line North 84 Degrees 23 Minutes 26 Seconds West a distance of 90.22 feet to a found 3/8" rebar located at the grantor's southwest property corner;
- thence along the grantor's west property line North 00 Degrees 29 Minutes 34 Seconds West a distance of 84.72 feet, back to the **Point of Beginning**, containing 62116 square feet, 1.43 acres, more or less, and being situated in the Southeast quarter of the Southwest quarter of Section 28, Township 2 South, Range 5 West, Desoto County, Mississippi.

TGW
AGW

Together with any and all abutters rights of access, if any, in, to, over, on and across the above described parcel of land.

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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.

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 OWR signature on the 24th day of, June A.D., 20. 09

Thomas Gary Watkins

Angelina G. Watkins

Grantee, Prepared by and return to:

Mississippi Department of Transportation

Right of Way Division

P. O. Box 1850

Jackson, Mississippi 39215-1850

Phone: 601-359-7512

Account No. 102556 202000

Grantor Address:

Thomas Gary Watkins & Angelina G. Watkins
10525 College Road
Olive Branch, MS 38654

Phone: (901) 488-9927

Business No. NA

Initials: _____, _____, _____

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In the case of natural persons acting in their own right:

STATE OF Mississippi

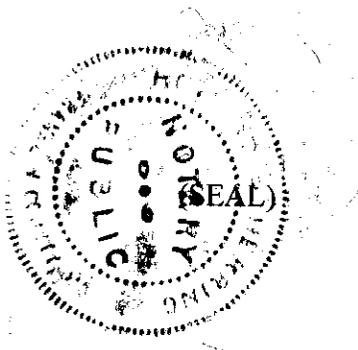
COUNTY OF Desoto

Personally appeared before me, the undersigned authority in and for the said county and state,
on this 24th day of June, 20 09, within my jurisdiction, the within named

Thomas Gary Watkins and
Instrument Signer Name

Angelina G. Watkins and
Instrument Signer Name

_____, who
Instrument Signer Name
acknowledged that (he) (she) (they) executed the above and foregoing instrument.



Hub B. Henry (NOTARY PUBLIC)

My commission expires: 3/17/2010

Initials: _____, _____, _____