

ROW005A

Jeffery Allan Kuntz and Gregory Thomas Kuntz

102556 202000
056-1-00-W

2/10/10 1:30:45
DK W BK 626 PG 663
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

APPROVED
By PDM at 9:32 am, Jun 18, 2009

Do not record above this line.

WARRANTY DEED

THE STATE OF MISSISSIPPI

County of Desoto

For and in consideration of eight hundred seventy-five thousand two hundred /100 Dollars

(\$ 875,200 /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:

S/2 of NE/4 of Section 32,
Township 2 South, Range 5 West,
Desoto County, Mississippi.

Commencing at a found 2" iron pipe at the Northeast corner of Section 33, Township 2 South, Range 5 West, Desoto County, Mississippi, said point identified as N 1950568.21 E 2463319.06, on the above referenced coordinate system, run South 72 Degrees 27 Minutes 55 Seconds West a distance of 8382.51 feet to a point at the intersection of the grantor's west property line and the proposed south right-of-way line as shown on the acquisition maps of Project Number STP-0029-02(14) [102556/202000], and being 185.00 feet right of proposed Interstate 269 project centerline station 736+53.83, and having a value of N 1953385.75 E 2471382.85 on the above referenced coordinate system, and being referred to hereinafter as the **Point of Beginning**;

- From the **Point of Beginning** run thence along the grantor's west property line North 00 Degrees 42 Minutes 19 Seconds East a distance of 400.31 feet to a point at the intersection of the grantor's west property line and the proposed north right-of-way line on the above referenced project;
- thence along the proposed north right-of-way line the following 6 courses and distances:
 - o along a curve to the left having an arc length of 1355.81 feet, a radius of 11249.16 feet, a chord bearing of North 77 Degrees 44 Minutes 51 Seconds East, for a distance of 1354.99 feet;

Initials: JK, GK

MDOT

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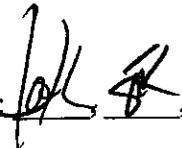
102556 202000

056-1-00-W

Page 2

- North 56 Degrees 45 Minutes 33 Seconds East a distance of 204.79 feet;
- along a curve to the left having an arc length of 195.29 feet, a radius of 11189.16 feet, a chord bearing of North 72 Degrees 47 Minutes 41 Seconds East, for a distance of 195.29 feet;
- North 85 Degrees 20 Minutes 20 Seconds East a distance of 150.81 feet;
- North 72 Degrees 09 Minutes 55 Seconds East a distance of 637.78 feet;
- North 52 Degrees 41 Minutes 49 Seconds East a distance of 152.33 feet;
- North 72 Degrees 45 Minutes 01 Seconds East a distance of 115.26 feet to a point 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 01 Degrees 02 Minutes 10 Seconds West a distance of 451.81 feet to a point at the intersection of the grantor's east property line and the proposed south right-of-way line on the above referenced project;
- thence along the proposed south right-of-way line the following courses and distances:
 - along a curve to the right having an arc length of 340.80 feet, a radius of 11634.16 feet, a chord bearing of South 68 Degrees 42 Minutes 20 Seconds West, for a distance of 340.78 feet;
 - South 07 Degrees 29 Minutes 50 Seconds East a distance of 230.76 feet;
 - along a curve to the right having an arc length of 362.22 feet, a radius of 11859.16 feet, a chord bearing of South 70 Degrees 40 Minutes 11 Seconds West, for a distance of 362.20 feet;
 - North 75 Degrees 10 Minutes 53 Seconds West a distance of 184.11 feet;
 - North 17 Degrees 42 Minutes 19 Seconds West a distance of 40.00 feet;
 - along a curve to the right having an arc length of 357.94 feet, a radius of 11719.16 feet, a chord bearing of South 73 Degrees 10 Minutes 11 Seconds West, for a distance of 357.93 feet;
 - North 80 Degrees 27 Minutes 13 Seconds West a distance of 224.77 feet;
 - along a curve to the right having an arc length of 355.04 feet, a radius of 11624.16 feet, a chord bearing of South 75 Degrees 55 Minutes 11 Seconds West, for a distance of 355.03 feet;
 - South 13 Degrees 12 Minutes 19 Seconds East a distance of 85.00 feet;
 - along a curve to the right having an arc length of 204.36 feet, a radius of 11709.16 feet, a chord bearing of South 77 Degrees 17 Minutes 41 Seconds West, for a distance of 204.36 feet;
 - North 12 Degrees 12 Minutes 19 Seconds West a distance of 65.00 feet;
 - thence a curve to the right having an arc length of 758.22 feet, a radius of 11644.16 feet, a chord bearing of South 79 Degrees 39 Minutes 37 Seconds West, for a distance of 758.08 feet, more or less, back to the **Point of Beginning**, containing 1280355 square feet, 29.39 acres, more or less, and being situated in the South half of the Northeast quarter of Section 32, Township 2 South, Range 5 West, Desoto County, Mississippi.

Initials: _____



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102556 202000

056-1-00-W

Page 3

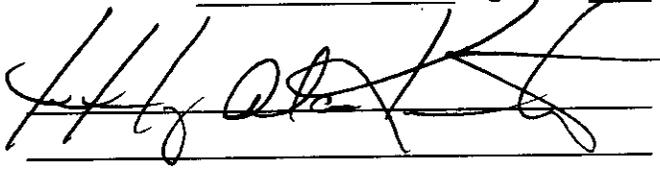
Together with any and all abutters rights of access, if any, in, to, over, on and across the above described parcel of land.

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.

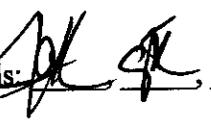
Witness OUR signatures the 10th day of, September A.D., 2009





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:
JAK: 504 Ross Rd
OLIVE BRANCH, MS 38654
GTE: 512 Ross Rd
OLIVE BRANCH, MS 38654
Phone: 662-895-6609
Business No. 901-508-2611

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Jeffery Allan Kuntz and Gregory Thomas Kuntz

102556 202000

056-1-00-W

Page 5

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 10 day of September, 2009, within my jurisdiction, the within named

Jeffrey Alan Kuntz and
Instrument Signer Name

Gregory Thomas Kuntz and
Instrument Signer Name

_____, who
Instrument Signer Name

acknowledged that (he) (she) (they) executed the above and foregoing instrument.

Cindy A. Dore (NOTARY PUBLIC)

(SEAL)

My commission expires: _____



Initials JK, GT