

ROW005A

STP-0029-02(014) 102556 202000
HELEN J. HATTON AND JACK HATTON
065-0-00-X

mlr
2/12/10 12:16:27
DK W BK 627 PG 11
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Do not record above this line.

WARRANTY DEED

THE STATE OF MISSISSIPPI

County of Desoto

For and in consideration of five hundred /100 Dollars

(\$ 500⁰⁰/₁₀₀) 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 1 of the Fairview Trails Subdivision as recorded in Plat Book 70 at Page 21 and NE/4 of NW/4 of Section 33, Township 2 South, Range 5 West, Desoto County, Mississippi.

Parcel 1

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 South 73 Degrees 57 Minutes 39 Seconds West a distance of 3790.61 feet to a point located 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 270.00 feet right of proposed Interstate 269 project centerline station 781+87.42, and having a value of N 1954863.96 E 2475732.80 on the above referenced coordinate system, and being referred to hereinafter as the Point of Beginning;

HS H
JO H
JH
Initials: _____

Hatton
POB 1480
UT find 38655

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- From the **Point of Beginning** run thence along the proposed south right-of-way line South 55 Degrees 40 Minutes 22 Seconds East a distance of 280.62 feet to a point located at the southeast corner of the grantor's property and being the southeast corner of Lot 1 of the Fairview Trails Subdivision;
- thence along the grantor's south property line South 89 Degrees 34 Minutes 27 Seconds West a distance of 230.60 feet to a point located at the grantor's southwest property corner and being the southwest corner of Lot 1 of the Fairview Trails Subdivision;
- thence along the grantor's west property line North 00 Degrees 24 Minutes 51 Seconds West a distance of 159.97 feet back to the **Point of Beginning**, containing 18444 square feet, 0.42 acres, more or less, and being situated in the Northeast Quarter of the Northwest Quarter of Section 33, Township 2 South, Range 5 West, Desoto County, Mississippi.

Parcel 2

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 South 75 Degrees 53 Minutes 42 Seconds West a distance of 3520.13 feet to a point located at the intersection of the grantor's east property line and the south right-of-way as shown on the acquisition maps of Project Number STP-0029-02(14) [102556/202000], and being 230.00 feet right of proposed Interstate 269 project centerline station 784+75.69, and having a value of N 1955053.42 E 2475961.85 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 east property line and the east line of Lot 1 of the Fairview Trails Subdivision South 00 Degrees 26 Minutes 34 Seconds East a distance of 17.93 feet to a point located at the intersection of the grantor's east property line and the proposed north right-of-way line of relocated Fairview Road;

HSH HJH
 Initials: _____, _____

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- thence along the proposed north right-of-way line of relocated Fairview Road North 55 Degrees 39 Minutes 29 Seconds West a distance of 16.51 feet to a point located at the intersection of the proposed south right-of-way line of Interstate 269 and the proposed north right-of-way line of Fairview Road, and being located 230.00 feet right of proposed Interstate 269 project centerline station 784+60.00;
- thence along the proposed south right-of-way line of Interstate 269 North 57 Degrees 27 Minutes 20 Seconds East a distance of 16.01 feet back to the **Point of Beginning**, containing 122 square feet, more or less, and being situated in the Northeast Quarter of the Northwest Quarter of Section 33, Township 2 South, Range 5 West, Desoto County, Mississippi.

It is the intent of this instrument to convey all such lands that remain in Lot 1 of the Fairview Trails Subdivision, plat book 70 page 21, Desoto County, Mississippi.

Parcels 1 and 2 have an aggregate total of 18566 square feet (0.43 acre).

HJH
HJK JH.

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.

Initials: ,
HJK HJH
 JH

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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 signature on the 14th day of, July A.D., 20. 09

~~x Helen J Hatton~~

JH Jack Hatton

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. STP-0029-02(014) 102556 202000

Grantor Address:

Helen & Jack Hatton
14039 Fairview Road
Byhalia, MS 39061

Phone: (662) 420-4111

Business No.

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 14th day of July, 2009, within my jurisdiction, the within named

Helen J. Hatton and
Instrument Signer Name

Jack Hatton and
Instrument Signer Name

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



Howard B. Herring (NOTARY PUBLIC)

My commission expires: 3/17/2010

Initials: _____, _____, _____