

ROW005A

Billy B. Coyle and Teresa L. Coyle
102556 202000
078-0-00-W

6/18/10 11:15:11
DK W BK 636 PG 47
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

APPROVED
By PDM at 9:37 am, Oct 28, 2008

Do not record above this line.

WARRANTY DEED

THE STATE OF MISSISSIPPI

County of Desoto

For and in consideration of two hundred twenty-seven thousand ^{seven hundred seven} /100 Dollars

(\$ 227,707.⁰⁰) 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: Lots 12 and 13 of the Allison Place Subdivision as recorded in Plat Book 4 at Pages 30-33 and the SE/4 of Section 28, 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 North 51 Degrees 39 Minutes 12 Seconds West a distance of 2087.81 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 500.63 feet left of proposed Interstate 269 project centerline station 811+62.34, and having a value of N 1957206.59 E 2477738.45 on the above referenced coordinate system, and being referred to hereinafter as the **Point of Beginning**;

Initials: BBC, TLL

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6

Billy B. Coyle and Teresa L. Coyle

102556 202000

078-0-00-W

Page 2

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- From the **Point of Beginning** run thence along the proposed north right-of-way line North 16 Degrees 47 Minutes 27 Seconds East a distance of 189.95 feet to a point located 180.00 feet left of proposed Southwest Ramp project centerline station 31+00 on the above referenced project;
 - thence continue along the proposed north right-of-way line North 27 Degrees 48 Minutes 23 Seconds East a distance of 282.21 feet to a point located 100.00 feet left of proposed Southwest Ramp project centerline station 34+00 on the above referenced project;
 - thence continue along the proposed north right-of-way line and along a curve to the left having an arc length of 290.54 feet, a radius of 1360.00 feet, a chord bearing of North 00 Degrees 34 Minutes 45 Seconds West, for a distance of 289.99 feet to a point at the intersection of the grantor's east property line and the proposed north right-of-way line of the Southwest Ramp on the above referenced project;
 - thence along the grantor's east property line South 27 Degrees 52 Minutes 25 Seconds East a distance of 1194.91 feet to a point located at the grantor's southeast property corner;
 - thence along the grantor's south property line North 89 Degrees 03 Minutes 29 Seconds West a distance of 570.60 feet to a point located at the grantor's southwest property corner;
 - thence along the grantor's west property line North 27 Degrees 48 Minutes 58 Seconds West a distance of 367.97 feet, more or less, back to the **Point of Beginning**, containing 366456 square feet, 8.41 acres, more or less, and being situated in the Southeast quarter of Section 28, Township 2 South, Range 5 West, Desoto County, Mississippi.

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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Billy B. Coyle and Teresa L. Coyle

102556 202000

078-0-00-W

Page 3

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 North 44 Degrees 31 Minutes 36 Seconds West a distance of 2934.48 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 58.59 feet right of proposed relocated Allison Road project centerline station 11+41.09, and having a value of N 1958003.34 E 2477318.08 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 27 Degrees 48 Minutes 58 Seconds West a distance of 68.03 feet to a point located at the grantor's northwest property line and being located on the existing south right-of-way line of Allison Road;
- thence along the existing south right-of-way line of Allison Road North 62 Degrees 11 Minutes 33 Seconds East a distance of 228.21 feet to a point located on the existing south right-of-way line of Allison Road;
- thence continue along the existing south right-of-way line North 82 Degrees 46 Minutes 33 Seconds East a distance of 123.61 feet to a found concrete right-of-way marker located on the existing south right-of-way line of Allison Road;
- thence continue along the existing south right-of-way line and along a curve to the left having an arc length of 154.90 feet, a radius of 1189.94 feet, a chord bearing of North 60 Degrees 31 Minutes 21 Seconds East, for a distance of 154.79 feet to a point located at the grantor's northeast property corner;
- thence along the grantor's east property line South 27 Degrees 52 Minutes 25 Seconds East a distance of 115.64 feet to a point located at the intersection of the grantor's east property line and the proposed south right-of-way line of relocated Allison Road;
- thence along the proposed south right-of-way line North 56 Degrees 54 Minutes 00 Seconds West a distance of 41.38 feet to a point located 75.00 feet right of proposed relocated Allison Road project centerline station 16+00 on the above referenced project;

Initials: BBC, TLC, _____

Billy B. Coyle and Teresa L. Coyle

102556 202000

078-0-00-W

Page 4

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- thence continue along the proposed south right-of-way line and along a curve to the right having an arc length of 309.98 feet, a radius of 838.94 feet, a chord bearing of South 62 Degrees 24 Minutes 35 Seconds West, for a distance of 308.22 feet to a point located 75.00 feet right of proposed relocated Allison Road project centerline station 13+17.73 on the above referenced project;
 - thence continue along the proposed south right-of-way line South 78 Degrees 18 Minutes 13 Seconds West a distance of 177.40 feet, more or less, back to the **Point of Beginning**, containing 48637 square feet, 1.12 acres, more or less, and being situated in the Northwest quarter of the Southeast quarter of Section 28, Township 2 South, Range 5 West, Desoto County, Mississippi.

Parcels 1 and 2 having an aggregate total of 415093 square feet (9.53 acres), more or less.

The grantor herein further warrants that the above described property is ^{bbi TLC} ~~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: bbi, TLC, _____

Billy B. Coyle and Teresa L. Coyle

102556 202000

078-0-00-W

Page 5

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 my signature on the 22 day of, February A.D., 20. 10

Billy B Coyle

Teresa L Coyle

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:

Billy and Teresa Coyle

4429 Lawrence Street unit 2061
North Las Vegas, NV 89081

Phone: (302) 423-8949

Business No.

Initials: _____, _____, _____

Billy B. Coyle and Teresa L. Coyle
102556 202000
078-0-00-W
Page 7

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

STATE OF Delaware

COUNTY OF Kent

Personally appeared before me, the undersigned authority in and for the said county and state,
on this 22 day of February, 2010, within my jurisdiction, the within named

Billy B. Coyle and
Instrument Signer Name

Teresa L. Coyle and
Instrument Signer Name

N/A, who
Instrument Signer Name

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

[Signature] (NOTARY PUBLIC)

(SEAL)

My commission expires: February 7, 2011
com # 20064314415

Initials: _____, _____, _____

