

Prepared By:
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Return To:
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WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, the receipt and sufficiency of all of which is hereby acknowledged,

William M. Lange and wife, Jan T. Lange
252 Shinpoch Lane
Olive Branch, MS 38654
1-901-387-8546
662-895-9000
Grantors

do hereby sell, convey, and warrant unto

William M. Lange
P. O. Box 515
Olive Branch, MS 38654
901-387-8546
662-429-4411

and

SW 1/4 Sec. 32, T. 2S, R. 6W

8

Jan T. Lange
 13404 Lapstone Lane
 Olive Branch, MS 38654
 662-893-2264
 901-765-2595
 Grantees

as tenants in common, and not as tenants by the entirety with full rights of survivorship, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

The Northeast Quarter of the Southwest Quarter of Section 32, Township 2 South, Range 6 West, containing 40.17 acres, less encroachments in DeSoto County, Mississippi. Beginning at the southeast corner of the northeast quarter of the southwest quarter of Section 32, Township 2 South, Range 6 West, thence north 1 degree 38 minutes east 1320.0 feet to the northeast corner of said quarter section; thence south 89 degrees 19 minutes west 1325.73 feet to the northwest corner of said quarter section; thence south 1 degree 38 minutes west 1320.0 feet to the southwest corner of said quarter section; thence north 89 degrees 19 minutes east 1325.73 feet to the point of beginning and containing 40.17 acres, more or less. There is an old fence encroachment containing 0.71 acres along the south property line. All bearings are magnetic.

LESS AND EXCEPT:

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83/93, grid values, using a combined scale factor of 0.999954285 and a grid to geodetic azimuth angle of (+) 00 degrees 14 minutes 09 seconds developed at the approximate center of Project No. STP-0029-02(013) 102556/201000. It is the intent of this description to convey that portion of grantors' property lying within the proposed right of way limits of the referenced project;

Commencing at a iron pin found in the center of Byhalia Road at the southeast corner of Section 31, Township 2 South, Range 6 West, DeSoto County, Mississippi said point having a coordinate value of N:1950540.33, E:2436781.36 on the above reference coordinate system, thence North 00 degrees 11 minutes 37 seconds East a distance of 1314.19 feet; thence South 89 degrees 29 minutes 13 seconds East a distance of

1353.36 feet to an 1/4 inch pipe found at the grantors' southwest property corner; thence along the grantors' west property line North 00 degrees 01 minutes 52 seconds West a distance of 558.61 feet, more or less, to its intersection with the proposed south right of way line of the above reference project and the **Point of Beginning** of the herein described tract;

- From the **Point of Beginning** continue along the grantors' west property line North 00 degrees 01 minutes 52 seconds West a distance of 26.81 feet to a point on the south boundary of a "No-Access" designated area, said point henceforth and hereby designated as **POINT "C"** for future reference;
- thence along the grantors' west property line North 00 degrees 01 minutes 52 seconds West a distance of 524.19 feet to a point on the north boundary of the "No-Access" designated area, said point henceforth and hereby designated as **POINT "H"** for future reference;
- thence along the grantors' west property line North 00 degrees 01 minutes 52 seconds West a distance of 115.13 feet to a point 230.00 feet left of the west bound off-ramp according to the plans of the above referenced project;
- thence leave the property line and run along the proposed right of way line North 72 degrees 13 minutes 55 seconds East a distance of 267.43 feet to a point 390.00 feet left of the project centerline at station 406+00, said point having a value of N:1953148.73, E:2438393.08 on the above referenced coordinate system;
- thence run along the right of way line South 16 degrees 07 minutes 01 seconds East a distance of 115.00 feet to a point on the north boundary of the "No-Access" designated area said point henceforth and herein designated as **Point "I"** for future reference having a value of N:1953038.25, E:2438425.01 on the above referenced coordinate system and being located 275.00 feet left of project centerline station 406+00;
- thence along the proposed right of way line run North 72 degrees 27 minutes 04 seconds East a distance of 200.06 feet to a point located 280.00 feet left of the project centerline at station 408+00, said point having a value of N:1953098.57; E:2438615.76 on the above referenced coordinate system;
- thence run along said right of way line North 73 degrees 52 minutes 59 seconds East a distance of 350.32 feet, more or less, to the grantors' north property line;
- thence run along the grantors' north property line North 87 degrees 37 minutes 06 seconds East a distance of 520.53 feet, more or less, to the grantors' northeast property corner;
- thence run along the grantors east property line South 00 degrees 36 minutes 38 seconds West a distance of 511.89 feet to the proposed

- south right of way line of the above referenced project;
- thence run along said right of way line South 69 degrees 45 minutes 08 seconds West a distance of 710.49 feet to a point located 385.00 feet right of project centerline station 408+00, said point having a value of N:1952459.71, E:2438800.36 on the above referenced coordinate system;
- thence run along said proposed right of way line South 87 degrees 32 minutes 01 seconds West a distance of 360.17 feet to a point located 300.00 feet right of the project centerline station 404+50, and said point being henceforth and herein designated as **Point "J"** for future reference;
- thence along said right of way line South 16 degrees 07 minutes 01 seconds East a distance of 95.00 feet to a point located 395.00 feet right of the project centerline station 404+50, said point having a value of N:1952352.94, E:2438466.89 on the above referenced coordinate system;
- thence along said right of way line South 73 degrees 52 minutes 59 seconds West a distance of 100.00 feet to a point 395.00 feet right of the project centerline station 403+50, said point having a value of N:1952325.18, E:2438370.82 on the above referenced coordinate system;
- thence along said proposed right of way line North 71 degrees 54 minutes 04 seconds West a distance of 244.10 feet, more or less, to the **Point of Beginning**, containing 20.01 acres, more or less, and situated in the Northeast Quarter of the Southwest Quarter of Section 32, Township 2 South, Range 6 West, DeSoto County, Mississippi.

Together with any and all abutters rights of access, if any, in, to, over, on and across the lands as described above, EXCEPT on that portion of lying south and east of a line running between POINT "C" and POINT "J" referenced above, and EXCEPT for that portion lying north or a line running between POINT "H" and POINT "I" referenced above.

This being the same property conveyed to the Mississippi Transportation Commission from William M. Lange and Jan T. Lange by virtue of a Warranty Deed dated September 17, 2009 and filed for record on November 10, 2009 at 4:41 o'clock p.m. and recorded in Warranty Deed Book 621, page 142 in the office of the DeSoto County Chancery Court Clerk of DeSoto County, Mississippi.

LESS AND EXCEPT:

That certain 1.21 acres, more or less, being all that part of the Northeast Quarter of the Southwest Quarter of Section 32, Township 2 South, Range 6 West, DeSoto County, Mississippi,

lying north of the following described tract to be conveyed to the Mississippi Transportation Commission:

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83/93, grid values, using a combined scale factor of 0.999954285 and a grid to geodetic azimuth angle of (+) 00 degrees 14 minutes 09 seconds developed at the approximate center of Project No. STP-0029-02(013) 102556/201000. It is the intent of this description to convey that portion grantors' property lying within the proposed right of way limits of the reference project;

Commencing at an iron pin found in the center of Byhalia Road at the southeast corner of Section 31, Township 2 South, Range 6 West, Desoto County, Mississippi said point having a coordinate value of N:1950540.33; E:2436781.36 on the above reference coordinate system, thence North 00 degrees 11 minutes 37 seconds East a distance of 1314.19 feet; thence South 89 degrees 29 minutes 13 seconds East a distance of 1353.36 feet to a 1/4 inch pipe found at the grantors' southwest property corner; thence along the grantors' west property line North 00 degrees 01 minutes 52 seconds West a distance of 558.61 feet, more or less, to its intersection with the proposed south right of way line of the above reference project and the **Point of Beginning** of the herein described tract:

- From the **Point of Beginning** continue along the grantors west property line North 00 degrees 01 minutes 52 seconds West a distance of 26.81 feet to the south boundary of a "No-Access" designated area, said point henceforth and hereby as **POINT "C"** for future reference;
- thence along the grantors' west property line thence North 00 degrees 01 minutes 52 seconds West a distance of 524.19 feet to the north boundary of the "No-Access" designated area, said point henceforth and hereby designated as **POINT "H"** for future reference'
- thence along the grantors' west property line thence North 00 degrees 01 minute 52 seconds West a distance of 115.13 feet to a point 230.00 feet left of the west bound off-ramp according to the plans of the above referenced project;
- thence leave the property line and run along the proposed right of way line North 72 degrees 13 minutes 55 seconds East a distance of 267.43 feet to a point 390.00 feet left of the project centerline at station 406+00, said point having a value of N:1953148.73, E:2438393.08 on the above referenced coordinate system;
- thence along the right of way line South 16 degrees 07 minutes 01

- seconds East a distance of 115.00 feet to the north boundary of the "No-Access" designated area said point henceforth and herein designated as **Point "I"** for future reference having a value of N:1953038.25,E:2438425.01 on the above reference coordinate system and being 275.00 feet left of project centerline station 406+00;
- thence along the proposed right of way line North 72 degrees 27 minutes 04 seconds East a distance of 200.06 feet to a point 280.00 feet left of the project centerline at station 408+00, said point having a value of N:1953098.57, E:2438615.76 on the above referenced coordinate system;
 - thence along said right of way line North 73 degrees 52 minutes 59 seconds East a distance of 350.32 feet, more or less, to the grantors' north property line;
 - thence along the grantors' north property line North 87 degrees 37 minutes 06 seconds East a distance of 520.53 feet, more or less, to the grantors' northeast property corner;
 - thence along the grantors east property line South 00 degrees 36 minutes 38 seconds West a distance of 511.89 feet to the proposed south right of way line of the above reference project;
 - thence along said right of way line South 69 degrees 45 minutes 08 seconds West a distance of 710.49 feet to a point 385.00 feet right of project centerline station 408+00, said point having a value of N:1952459.71, E:2438800.36 on the above referenced coordinate system;
 - thence along said proposed right of way line South 87 degrees 32 minutes 01 seconds West a distance of 360.17 feet to a point 300.00 feet right of the project centerline station 404+50, and henceforth and herein designated as **Point "J"** for future reference;
 - thence along said right of way line South 16 degrees 07 minutes 01 seconds East a distance of 95.00 feet to a point 395.00 feet right of the project centerline station 404+50, said point having a value of N:1952352.94, E:243466.89 on the above referenced coordinate system;
 - thence along said right of way line South 73 degrees 52 minutes 59 seconds West a distance of 100.00 feet to a point 395.00 feet right of the project centerline station 403+50, said point having a value of N:1952325.18, E:2438370.82 on the above referenced coordinate system;
 - thence along said proposed right of way line North 71 degrees 54 minutes 04 seconds West a distance of 244.10 feet, more or less, to the **Point of Beginning**, containing 20.01 acres, more or less, and situated in the Northeast Quarter of the Southwest Quarter of Section 32, Township 2 South, Range 6 West, DeSoto County, Mississippi.

Together with any and all abutters rights of access, if any, in, to,

over, on and across the lands as described above, EXCEPT on that portion of lying north and east of a line running between POINT "C" and POINT "j" referenced above, and EXCEPT for that portion lying north of a line running between POINT "H" and POINT "I" referenced above.

This being the same property conveyed to Mississippi Transportation Commission from William M. Lange and Jan T. Lange by virtue of a Warranty Deed dated September 17, 2009 and filed for record on November 10, 2009 at 4:42 o'clock p.m. and recorded in Warranty Deed Book 621, page 148 in the office of the DeSoto County Chancery Court Clerk of DeSoto County, Mississippi.

INDEXING INSTRUCTIONS: NE 1/4 of the SW 1/4 of Section 32, T-2-S, R-6-W
DeSoto County, Mississippi.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi and rights of ways for public roads and public utilities for DeSoto County, Mississippi.

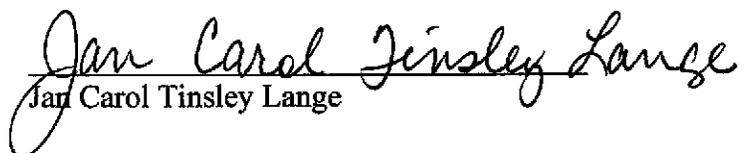
The warranty in this Deed is further subject to a Boundary line and Driveway agreement as set out in Deed Book 164, page 387, Chancery Clerk's Office of DeSoto County, Mississippi.

Possession will be given upon delivery of this Deed.

Taxes for the year 2010 are to be prorated.

Witness signature, this the 8th day of ~~August~~ ^{September} 2010.


William Michael Lange, Grantor

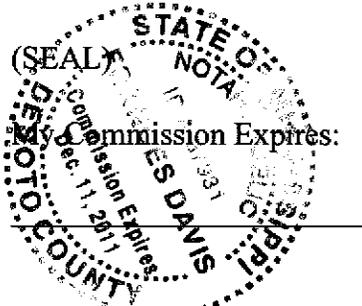

Jan Carol Tinsley Lange

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and state, on this 30 day of August, 2010, within my jurisdiction, the within named William Michael Lange, who acknowledged that he executed the above and foregoing instrument.

Frances Davis

Notary Public



STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and state, on this 5th day of September, 2010, within my jurisdiction, the within named Jan Carol Tinsley Lange, who acknowledged that she executed the above and foregoing instrument.

Cris O. McCammon

Notary Public



(SEAL)

My Commission Expires

7-29-11