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MC 11/16/10 11:15:27
OK W BK 646 PG 753
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

<u>GRANTOR(S):</u>	<u>GRANTEE(S):</u>
Ramesh C. Purohit Rajeev Pareek Ritu Pareek 431 Green T Lake East Hernando, MS 38637 901/493-0681 N/A	Mississippi Department of Transportation Right of Way Division P.O. Box 1850 Jackson, MS 39215-1850 601/359-7512 N/A
<u>INDEXING INSTRUCTIONS:</u>	<u>INSTRUMENT PREPARED BY & RETURN TO:</u>
SE ¼ of the NE ¼ of Section 35, Township 2 South, Range 7 West, DeSoto County, Mississippi	Richard G. Noble, MB #3868 CROSTHWAIT, TERNEY & NOBLE, PLLC 100 Court Street • P.O. Box 29 Indianola, Mississippi 38751 662/887-3412 • 662/887-6661 (fax) email: ctn@tecinfo.com

WARRANTY DEED

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MDST

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RAMESH C. PUROHIT, RAJEEV PAREEK AND RITU PAREEK

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East 110.0 feet to a point; thence South 52 degrees 58 minutes 55 seconds East 141.76 feet to a point; thence North 517.0 feet to a point; said Tract containing 5.047 acres.

The above description is recorded in that certain deed to grantors found in Book 563, page 622, and also in a previous conveyance in Book 492, page 428. The description contains significant errors. It is the intent of this document to convey all of the interest grantors have in that certain parcel of land in the Southeast Quarter of the Northeast Quarter of Section 35, Township 2 South, Range 7 West, being bounded on the East by the east line of Section 35, and on the North, West and South by that certain property owned by Bridgforth Properties, Inc., and depicted as the "Fox" tract on a survey by J.F. Lauderdale, January 9, 2006, and found in Book 112, page 454 of the Chancery Clerk of DeSoto County.

LESS AND EXCEPT:

That certain parcel to be conveyed to the Mississippi Transportation Commission and described as follow:

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 grantor's property lying between the proposed right-of-way line and the grantors south, north and east property lines as defined by said project.

Commencing at an 1/2 inch iron pin recognized as the northeast corner of Section 35, Township 2 South, Range 7 West, Desoto County, Mississippi said point having a coordinate value of N 1955603.82, E 2426128.95 on the above referenced coordinate system (and witnessed by a 12 inch

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pine tree bearing South 71 degrees 45 minutes East 3.2 feet); from said **Point of Commencement** run thence South 21 degrees 15 minutes 26 seconds West a distance of 1445.92 feet to a point 200 feet right of the east bound off-ramp station 71+94.50 as shown on the above referenced project plans, said point having the coordinate values of N 1954256.28, E 2425604.75 on the above referenced coordinate system and being the **Point of Beginning** of the herein described parcel;

- From said **Point of Beginning** run along the proposed south right of way line of said project North 66 degrees 09 minutes 30 seconds West a distance of 47.58 feet, more or less, to the grantors north property line;
- thence along said north property line North 89 degrees 28 minutes 27 seconds East a distance of 569.20 feet, more or less, to the centerline of Laughter Road;
- thence run along the east Section line of Section 35, to the southwest corner of grantors property South 00 degrees 30 minutes 55 seconds East a distance of 517.02 feet, more or less;
- thence run along the south lines of grantors property South 89 degrees 28 minutes 35 seconds West a distance of 40.00 feet; thence North 53 degrees 30 minutes 25 seconds West a distance of 141.75 feet; thence North 75 degrees 46 minutes 07 seconds West a distance of 25.94 feet, more or less, to the proposed right of way line of the above referenced project;
- thence along said proposed right of way line North 04 degrees 28 minutes 22 seconds West a distance of 115.13 feet to a point 200 feet left of the centerline of Laughter Road at station 17+01.56, said point having the coordinate values of N 1953968.84, E 2425946.97 on the above referenced coordinate system;
- thence along said proposed right of way North 18 degrees 01 minutes 44 seconds West a distance of 274.17 feet to a point 200 feet right of the centerline of the east bound off-ramp at station 74+21.79, said point having the coordinate values of N 1954229.55, E 2425862.11 on the above referenced coordinate system;
- thence North 84 degrees 04 minutes 15 seconds West a distance of 258.74 feet to the **Point of Beginning**, containing 2.57 acres (112,063 square feet), more or less, and situated in the

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Southeast Quarter of the Northeast Quarter of Section 35, Township 2 South, Range 7 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.**

The area of the property herein conveyed has been calculated to be 3.01 acres, more or less.

The grantor herein further warrants that the above described property is no part of his/or her
homestead.

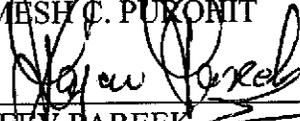
It is further understood and agreed that the consideration herein named is in full, complete
and final payment and settlement of any claims or demands for damage accrued, accruing, or to accrue
to the grantors herein, their heirs, assigns, or legal representatives, for or on account of the construction
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, this the 29 day of October, A.D., 2010.



RAMESH C. PUROHIT



RAJEEV PAREEK



RITU PAREEK

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Grantee, Prepared by and return to:	Grantor Address:
Mississippi Department of Transportation	431 Green T Lake East
Right of Way Division (84-01)	Hernando, MS 38632
P. O. Box 1850	
Jackson, Mississippi 39215-1850	
Phone: 601-359-7512	Phone: 901-493-0681
Account No. STP-0029-02(013) 102556/201000	Business No. N/A

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 29 day of October, 2010, within my jurisdiction, the within named RAMESH C. PUROHIT, RAJEEV PAREEK, and RITU PAREEK, who acknowledged that they executed the above and foregoing instrument.

Nicole Lovett (NOTARY PUBLIC)

(SEAL)

My commission expires: 3/11/11



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