

9/08/11 12:56:09
OK W BK 665 PG 246
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

INDEXING INSTRUCTIONS: Situated in the West Half (W 1/2) of the East Half (E 1/2) of Section 22, Township 2 South, Range 8 West, Desoto County, Mississippi and being out of and a part of a tract of land conveyed to Ranier Bottom, LLC and described in Deed Book 358, Page 210 in the Chancery Clerk's Office of Desoto County, Mississippi.

GRANTEE, PREPARED BY AND RETURN TO:

Entergy Transmission
Jeff Flowers M-THQ 2-D
P. O. Box 1640
Jackson, MS 39215
601-985-2895

GRANTOR(S) ADDRESS:

Ranier Bottom, LLC
P.O. Box 772009
Memphis, TN 38177
901-488-8838

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Line/Project Identification: Getwell Substation-Church RD

RIGHT-OF-WAY INSTRUMENT
ENTERGY MISSISSIPPI, INC.

KNOW ALL MEN BY THESE PRESENTS THAT: Ranier Bottom, LLC (referred to collectively, whether one or more, as "Grantor") for and in consideration of One Dollar, in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, assign, convey and warrant unto, and defend Entergy Mississippi, Inc., and its successors and assigns (collectively "Grantee"), a right-of-way, servitude and easement 125 feet in width for the location, relocation, improvements, repair, construction, reconstruction, operation, inspection, patrol, replacement, removal and maintenance of one or more electric power lines, circuit or circuits and/or communication facilities, now or in the future, including, but not necessarily limited to, poles, towers, cross arms, insulators, wires, cables, conduits, hardware, transformers, switches, guy wires, anchors and other equipment, structures, material and appurtenances, now or hereafter used, useful or desired in connection therewith by Grantee (hereinafter "Grantee's facilities") over, across, under or on that land of Grantor in the County of Desoto, State of Mississippi described as follows, to-wit:

Being a 15.361 acres parcel of land Situated in the W1/2 of the E1/2 of Section 22, Township 2 South, Range 8 West, Desoto County, Mississippi and being out of and a part of that certain tract of land as described in Deed Book 358 Page 210, within the Chancery Clerk's Office of Desoto County, Mississippi. Said parcel of land being more particularly described as shown on the attached Exhibits "A" & "B" and made part hereof.

Grantor hereby grants to Grantee the rights of ingress and egress at any time, without notice, to, from, or along said right-of-way across the adjoining land of the Grantor, including, but not limited to, the passage of vehicles and equipment upon said right-of-way; and the right of Grantee to assign, license, and otherwise permit others to use in whole or part any or all of the rights, easements, servitudes, privileges or appurtenances granted herein.

Grantee shall have the full and continuing right, without further compensation, to clear and keep clear vegetation within or growing into said right-of-way and the further right to remove or modify from time to time trees, limbs, and/or vegetation outside the said right of way which Grantee considers a hazard to any of Grantee's facilities or a hazard to the rendering of adequate and dependable service to Grantor or any of Grantee's customers, by use of a variety of methods used in the vegetation management industry. As used in this paragraph, "hazard" includes any trees, limbs, and/or vegetation that Grantee determines are tall enough that if they fell may strike, hit, or come in contact with any of Grantee's facilities. Payment for the first cutting of trees, limbs, and other vegetation outside of the right-of-way is included in the initial consideration paid to Grantor. Grantee shall pay to Grantor, or Grantor's successor in title, the reasonable market value, as timber, of such trees when removed in the future outside of the said right-of-way.

Grantee shall pay Grantor for physical damages to Grantor's buildings or other structures located outside said right-of-way and to Grantor's growing annual crops, road, bridges and fences caused by the construction and maintenance of Grantee's facilities.

Grantor retains the right to use for Grantor's own purposes the land covered by the said right-of-way so long as such use does not interfere with Grantee's use of said right-of-way and other rights herein granted.

Grantor shall not construct or permit the construction of any structure, obstruction or other hazard within the said right-of-way, including but not limited to, house, barn, garage, shed, pond, pool, water impoundment, excavation or well, excepting only Grantor's fence(s) and Grantee's facilities.

IN WITNESS WHEREOF, Grantor has executed this Right-of-Way Instrument on this 7th day of September, 2011.

GRANTOR:

RANIER BOTTOM, LLC, a Member Managed
Mississippi Limited Liability Company, by and
Through Cherry Tree Land Co., LLC, its Member

Ramon E. Fracchia
By: RAMON E. FRACCHIA, as Chief Manager
of CHERRY TREE MANAGEMENT CO., LLC, a
Mississippi Limited Liability Company, the
Manager of CHERRY TREE LAND CO., LLC

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF SHELBY

I hereby certify that on this day before me, a Notary Public, duly authorized in the state and county aforesaid to take acknowledgments, personally appeared **Ramon E. Fracchia**, to me known to be the person described in and who executed the foregoing instrument, and he acknowledged before me that he is the Chief Manager of Cherry Tree Management Co., LLC, a Mississippi Limited Liability Company, which Limited Liability Company is the Manager of Cherry Tree Land Co., LLC, a Manager Managed Mississippi Limited Liability Company, which Limited Liability Company is the Member of Ranier Bottom, LLC, a Member Managed Mississippi Limited Liability Company, and that as such Chief Manager, after being duly authorized to do so and being informed of the contents of the same and in his capacity as Chief Manager, he voluntarily signed and delivered the within and foregoing instrument on the day and year therein mentioned.

Given under my hand and official seal this the 7 day of Sept., 2011.

My commission expires:
10-24-2012



Elizabeth E. Widdop
NOTARY PUBLIC

EXHIBIT "A"

PARCEL 16

DK W BK 665 PG 248

**ENTERGY MISSISSIPPI, INC.
ONE-HUNDRED AND TWENTY-FIVE (125) FOOT WIDE EASEMENT**

**RAINER BOTTOM, LLC
(DB. 358, PG. 210)**

Being a parcel of land situated in the West Half (W 1/2) of the East Half (E 1/2) of Section 22, Township 2 South, Range 8 West, Desoto County, Mississippi and being out of and a part of a tract of land conveyed to Rainer Bottom, LLC and described in Deed Book 358, Page 210 in the Chancery Clerk's Office of said Desoto County, Mississippi and being more particularly described as follows:

COMMENCING at a found 5/8" rebar marking the Northeast corner of the Southwest Quarter of Section 10, Township 2 South, Range 8 West, Desoto County, Mississippi.

THENCE run, East, 538.10 feet to a point;

THENCE run, South, 7,999.34 feet to a point on the South right-of-way line of Star Landing Road, as now laid out and in use. Said point being the Northeast corner and POINT OF BEGINNING for the herein described one-hundred and twenty-five (125) foot wide easement;

THENCE leaving said South right-of-way line, run South, 1,877.90 feet to a point;

THENCE run, South 45° 00' 00" East, 513.10 feet to a point;

THENCE run, South 00° 10' 17" East, 2,962.84 to a point on the North right-of-way line of Nesbit Road, as now laid out and in use;

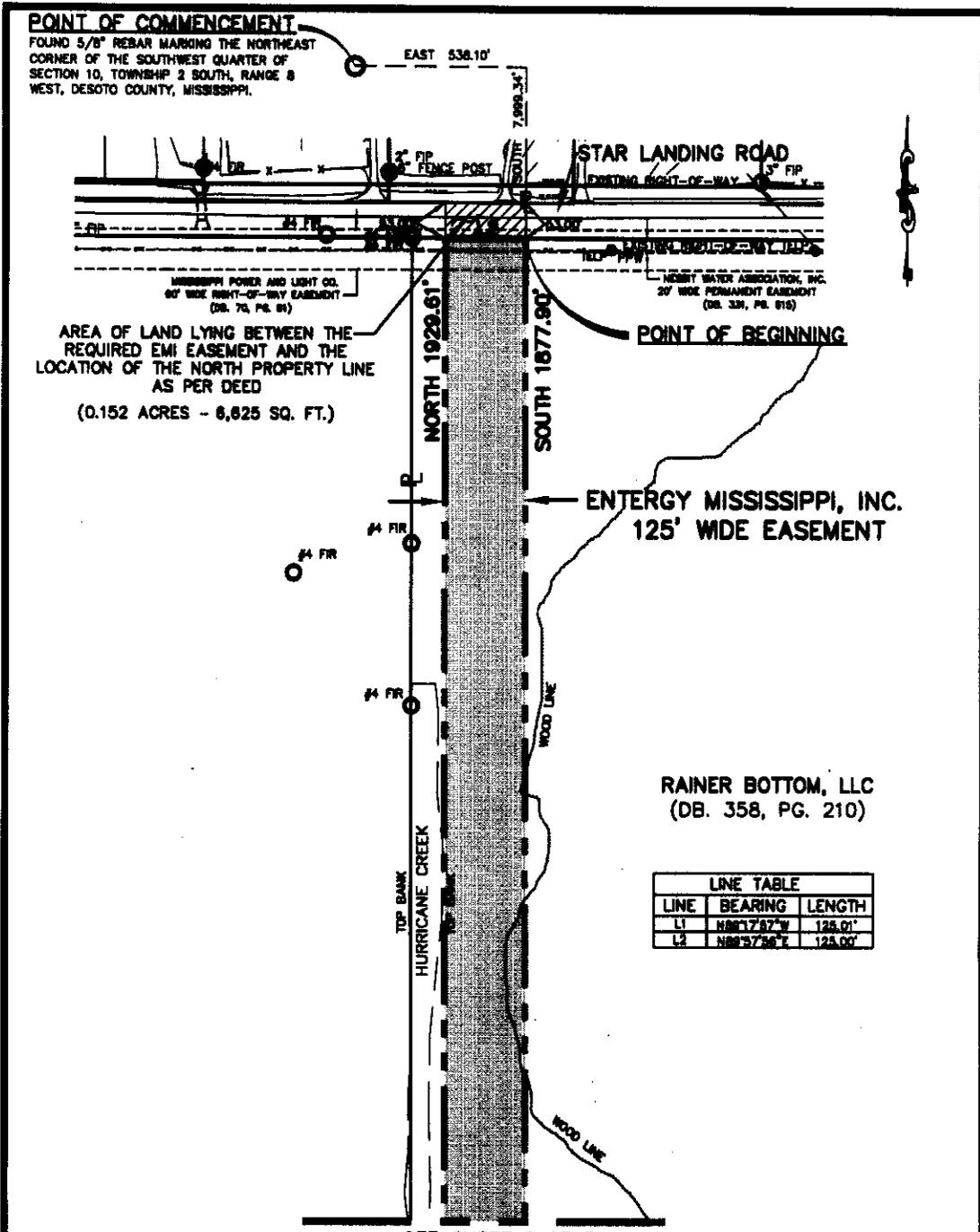
THENCE along said North right-of-way line, run North 89° 17' 57" West, 125.01 feet to a point;

THENCE leaving said North right-of-way line, run North 00° 10' 17" West, 2,909.38 feet to a point;

THENCE run, North 45° 00' 00" West, 513.31 feet to a point;

THENCE run, North, 1,929.61 feet to a point on said South right-of-way line of Star Landing Road;

THENCE along said South right-of-way line, run North 89° 57' 56" East, 125.00 feet to the POINT OF BEGINNING, containing 15.361 acres, (669,127 square feet), more or less.



This property is situated in Zone(s) "X"; according to Flood Insurance Rate Map Community Panel Number 28033C0070G, Dated June 4, 2007.

Bearings shown hereon are derived from performing GPS observations and based upon the North American Datum 1983 (NAD83), Mississippi State Plane Coordinate System, West Zone.

Said parcel may be subject to recorded, unrecorded or mis-indexed instruments or facts that were not reflected in the provided title report.

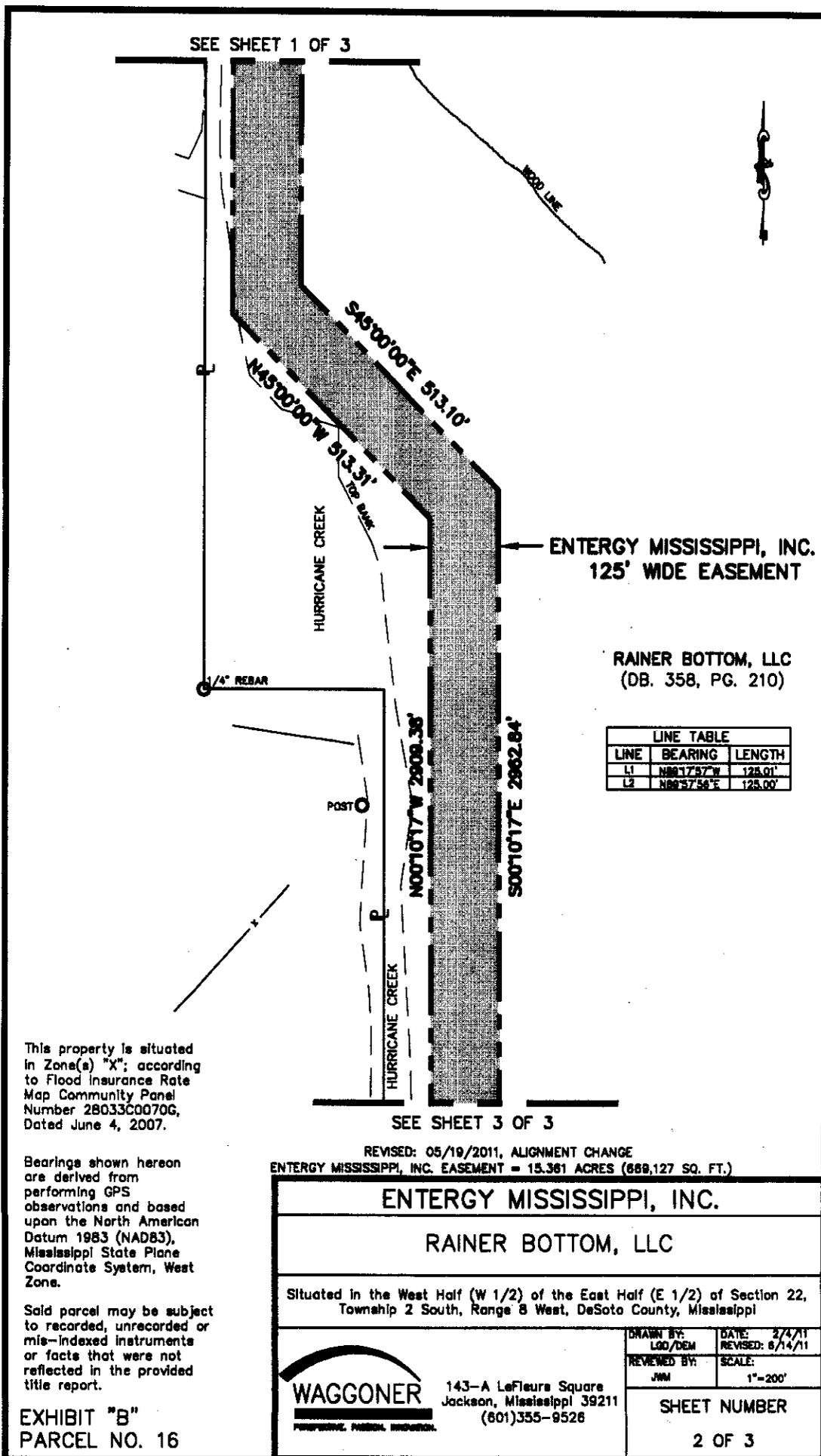
EXHIBIT "B"
PARCEL NO. 16

SEE SHEET 2 OF 3

LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°17'27"W	125.01'
L2	N88°57'30"E	125.00'

REVISED: 05/19/2011, ALIGNMENT CHANGE
ENTERGY MISSISSIPPI, INC. EASEMENT = 15.361 ACRES (669,127 SQ. FT.)

ENTERGY MISSISSIPPI, INC.	
RAINER BOTTOM, LLC	
Sited in the West Half (W 1/2) of the East Half (E 1/2) of Section 22, Township 2 South, Range 8 West, DeSoto County, Mississippi	
 WAGGONER <small>PERMANENT PROFESSIONAL ENGINEER</small>	DRAWN BY: LGO/DEM REVISIONS: 2/4/11 DATE: 5/14/11 SCALE: 1"=200' SHEET NUMBER 1 OF 3
	143-A LeFleurs Square Jackson, Mississippi 39211 (601)355-9526



SEE SHEET 1 OF 3

SEE SHEET 3 OF 3

This property is situated in Zone(s) "X"; according to Flood Insurance Rate Map Community Panel Number 28033C0070G, Dated June 4, 2007.

Bearings shown hereon are derived from performing GPS observations and based upon the North American Datum 1983 (NAD83), Mississippi State Plane Coordinate System, West Zone.

Said parcel may be subject to recorded, unrecorded or mis-indexed instruments or facts that were not reflected in the provided title report.

EXHIBIT "B"
PARCEL NO. 16

ENTERGY MISSISSIPPI, INC.
125' WIDE EASEMENT

RAINER BOTTOM, LLC
(DB. 358, PG. 210)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°17'57\"W	125.01'
L2	N88°57'56\"E	125.00'

REVISED: 05/19/2011, ALIGNMENT CHANGE

ENTERGY MISSISSIPPI, INC. EASEMENT = 15.361 ACRES (669,127 SQ. FT.)

ENTERGY MISSISSIPPI, INC.

RAINER BOTTOM, LLC

Situated in the West Half (W 1/2) of the East Half (E 1/2) of Section 22, Township 2 South, Range 8 West, DeSoto County, Mississippi

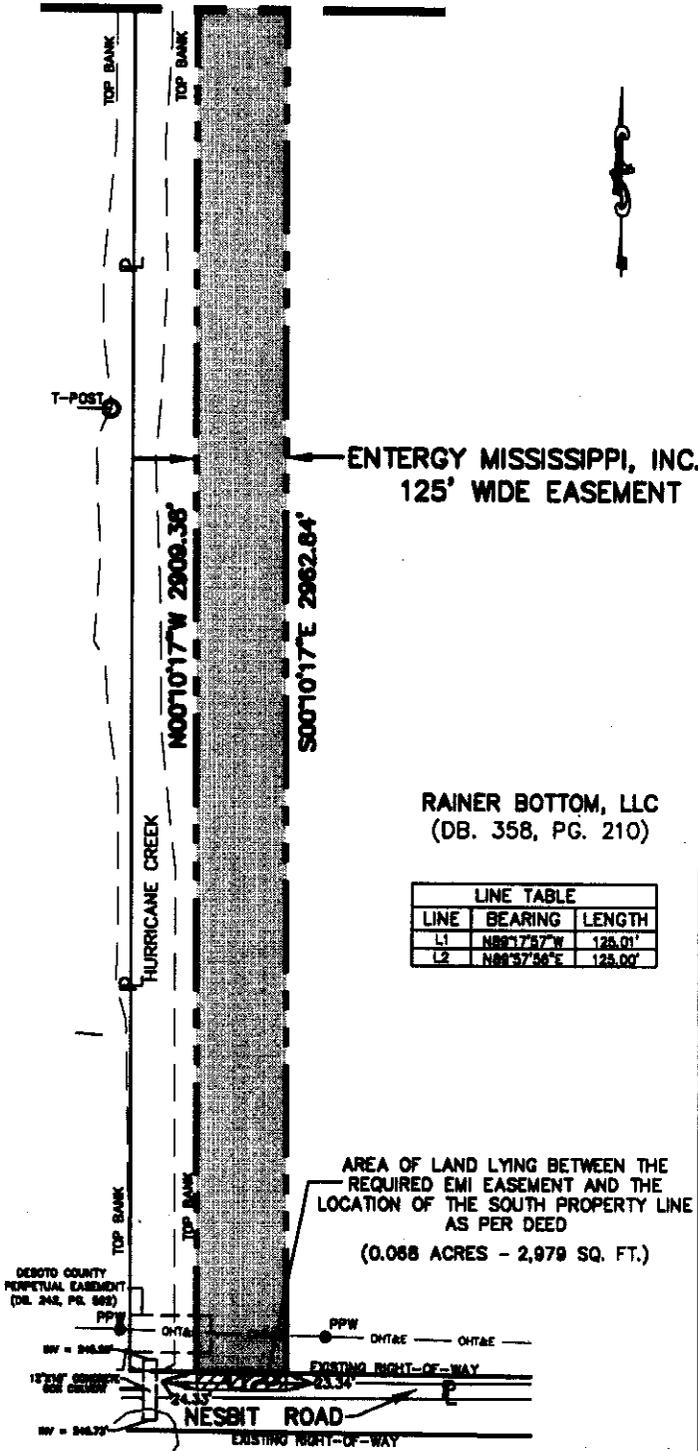


143-A LeFleurs Square
Jackson, Mississippi 39211
(801)355-9526

DRAWN BY: LGD/DEM	DATE: 2/4/11
REVIEWED BY: JMM	REVISED: 6/14/11
SCALE: 1"=200'	

SHEET NUMBER
2 OF 3

SEE SHEET 2 OF 3



RAINER BOTTOM, LLC
(DB. 358, PG. 210)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°17'52\"W	125.01'
L2	N88°37'56\"E	125.00'

AREA OF LAND LYING BETWEEN THE
REQUIRED EMI EASEMENT AND THE
LOCATION OF THE SOUTH PROPERTY LINE
AS PER DEED
(0.088 ACRES - 2,979 SQ. FT.)

This property is situated in Zone(s) "X"; according to Flood Insurance Rate Map Community Panel Number 28033C0070G, Dated June 4, 2007.

Bearings shown hereon are derived from performing GPS observations and based upon the North American Datum 1983 (NAD83), Mississippi State Plane Coordinate System, West Zone.

Said parcel may be subject to recorded, unrecorded or mis-indexed instruments or facts that were not reflected in the provided title report.

EXHIBIT "B"
PARCEL NO. 16

REVISED: 05/19/2011, ALIGNMENT CHANGE
ENTERGY MISSISSIPPI, INC. EASEMENT = 15.361 ACRES (666,127 SQ. FT.)

ENTERGY MISSISSIPPI, INC.	
RAINER BOTTOM, LLC	
Situated in the West Half (W 1/2) of the East Half (E 1/2) of Section 22, Township 2 South, Range 8 West, DeSoto County, Mississippi	
 WAGGONER PERSPECTIVE. PRECISION. PROGRESS.	DRAWN BY: LGD/DEM DATE: 2/4/11 REVISOR: 6/14/11 REVIEWED BY: JMM SCALE: 1"=200'
	SHEET NUMBER 3 OF 3