

Kimberly Walker Nailor, Esq.
City of Vicksburg
Post Office Box 150
Vicksburg, Mississippi 39181
601-631-2983

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Indexing Instructions: Lots 89, 90 & 96, Square 16, Vicksburg Proper

WARRANTY DEED

AS A DONATION AND SOLELY IN CONSIDERATION of acceptance of this Deed and the agreements set forth herein, the undersigned

WYNWOOD IV, LLC, a Mississippi limited liability company (GRANTOR)
10 Edgewater, Apt. 7-F
Coral Gables, Florida 33133
305-479-6100

does hereby convey and warrant unto

THE MAYOR AND ALDERMAN OF VICKSBURG, MISSISSIPPI (GRANTEE)
1401 Walnut Street
Post Office Box 150
Vicksburg, Mississippi 39180 601-631-3715

the following described property located and situated in the City of Vicksburg County of Warren, State of Mississippi, more particularly described as follows, to-wit:

PROPERTY DESCRIBED EXHIBIT A

The warranty of this conveyance is subject to all oil, gas and mineral reservations, leases, and royalty transfers or reservations of record affecting the above-described property.

By acceptance of this Warranty Deed, Grantee acknowledges and agrees to the following:

1. Donor intends for the transfer of the Property to constitute a charitable donation to Donee to be used exclusively for public purposes. The spirit and expectation of the donation is that it will be used by Donee in the expansion of Washington Street Park for public recreational use.
2. Donee, hereby certifies, agrees, and acknowledges that Donor has neither received, nor will it receive, any goods or services from Donee or any other party in return for the Property.
3. Donor makes no representations or warranties with regard to the condition of the Property or the existence of patent or latent defects thereon and disclaims any implied warranty of fitness for a particular purpose. Donee unconditionally agrees to accept Donor's transfer of the Property on an as-is basis, with all faults (latent and patent), and with no continuing liability or obligations for Donor with respect to the Property, including, but not limited to, payment of taxes and maintenance of the Property.
4. If any provision of this Warranty Deed is held invalid or unenforceable by any court of competent jurisdiction, the other provisions of this Deed will remain in full force and effect. Any provision of this Deed held invalid or unenforceable only in part or degree will remain in full force and effect to the extent not invalid or unenforceable.

Taxes for 2026 are to be paid by Grantee.

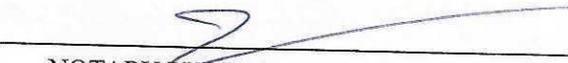
IN WITNESS WHEREOF, this instrument has been executed on this the 3 day of March 2026.

WYNWOOD IV, LLC
BY: Larry Hellring
Larry Hellring, Manager

✓ Florida
STATE OF MISSISSIPPI
COUNTY OF WARREN *MIAMI-DORSEY*

PERSONALLY appeared before me the undersigned authority in and for said jurisdiction above, the within named LARRY HELLRING, who is the authorized representative and manager of Wynwood IV, LLC who acknowledged that he signed, executed and delivered the foregoing instrument on the day and year therein mentioned, after having been duly authorized to do so.

WITNESS my hand and official seal, this the *3rd* day of *MARCH* 2026.


NOTARY PUBLIC

My Commission Expires *01/21/2028*

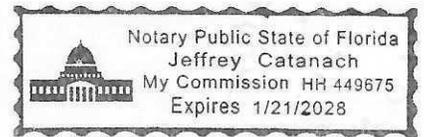


EXHIBIT A

Legal Description

Being PPIN: 19182 as recorded in Deed Book 1434 at Page 587.

That certain lot, tract or parcel of land lying and being situated in the City of Vicksburg, County of Warren, State of Mississippi, more particularly described as follows:

That certain parcel being part of lots 89, 90 and 96 in Square 16 of that certain survey known as Vicksburg Proper and more particularly described as follows: Beginning at the northeast corner of Lot 89, said point being the intersection of the south line of Jackson Street and the west line of Walnut Street South 08 degrees, 32 minutes, 07 seconds West a distance of 171.29 feet to an iron pin, run thence North 81 degrees, 40 minutes, 53 seconds West a distance of 72.64 feet to an iron pin, run thence North 08 degrees, 02 minutes, 39 seconds East a distance of 25.51 feet to an iron pin, run thence North 81 degree, 27 minutes, 59 seconds West a distance of 74.74 feet to a point, run thence North 08 degrees, 38 minutes, 51 seconds East a distance of 146.30 feet to a point on the south line of Jackson Street, run thence with the south line of Jackson Street 81 degrees, 22 minutes, 21 seconds East a distance of 147.321 feet to the point of beginning containing 0.539 acre, more or less.

Re: Acknowledgment of Contribution

To Wynwood IV, LLC

This will acknowledge your contribution of real property described on Exhibit A to the undersigned, which was received during the calendar year 2026. No goods or services were provided in exchange for your contribution.

CITY OF VICKSBURG, a Mississippi municipal corporation

By: _____
WILLIS THOMPSON, MAYOR

Warren County, MS

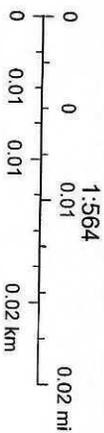


3/20/2026, 3:27:09 PM

- County Boundary
- Road Labels
- PLSS Township
- Address Points
- PLSS Section
- Roads
- Subdivisions

warren_ms_anno50
warren_ms_anno100
warren_ms_anno200
warren_ms_anno400
warren_ms_anno660

Anno





Property Appraisal Link

WARREN COUNTY, MS

Current Date 3/20/2026

Tax Year 2025

APPRAISAL INQUIRY

PARCEL 094M 19 001016001000

ALT PARCEL NUMBER 75J10LA19001000

PPIN 019182

SKETCH 1 [Tax Map](#)

OWNER NAME

WYNWOOD IV LLC

OWNER ADDRESS

PO BOX 331345

MIAMI FL33233

WALNUT ST

PROPERTY ADDRESS

PROPERTY IS VACANT (Y/N) Y

FIELD WORK BY JD DATE: 10/12/2023

CLASSED BY DATE: //

REVIEWED BY AMM DATE: 10/26/2023

REALTOR CODE

LEGAL DESCRIPTION

- 1 LOTS: 89, 90 & PT 96
 - 2 PLAT BOOK 1- 69 PAGE- 23
 - 3 PLAT BOOK 2- 69 PAGE- 22
- Block 16 Section 19 Township 16 Range 03
 Book 1434 Page 587 Type WD Date 12/21/2006
 Book 1214 Page 333 Type Date 9/15/2000
 Book 1214 Page 330 Type Date 9/11/2000
 Book 1102 Page 522 Type Date 3/19/1997
 Book 616 Page 121 Type Date 7/18/1979

LOT INFORMATION

LOT CODE A LOT SIZE 171.29 X 147.5 LOT VALUE 89350

CODE	FRONT FT	DEPTH	PRICE	DEPTH TABLE	DEPTH %	ADJ. %	DESCRIPTION	ADJ PRICE	APPRAISED	CLASS
OVER	73.00	171	650.00	9	1.03	1.00		669.50	48870	2
OVER	74.00	146	650.00	9	.99	.85		546.98	40480	2

ACRE INFORMATION

ACRES TYPE QUAL CLASS PRICE CODE UNCULTIVATED CODE PRICE ADJ. % DESCRIPTION APPRAISED MARKET
 *** NO ACREAGE INFO ***

ACREAGE VALUE OVERALL VALUE 89350
 LAND USE CODE CLASS 1 5300 GENERAL MERCHANDISE
 LAND USE CODE CLASS 2 5300 GENERAL MERCHANDISE

BUILDING DESCRIPTIONS

NUMBER CODE BUILDING DESCRIPTION VALUE ELIGIBLE CLASS 1
 *** NO BUILDING INFO ***

TOTAL PARCEL VALUE 89350