

LAW OFFICES OF
TELLER, HOPSON & SCHRADER, LLP

1201 Cherry Street - Nogales Building
Vicksburg, MS 39183-2919
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B. BLAKE TELLER
W. BRIGGS HOPSON, III*
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*ALSO ADMITTED IN LOUISIANA

July 27, 2026

VIA HAND DELIVERY

City of Vicksburg
Attn: Honorable Kim Nailor
1401 Walnut Street
Vicksburg, MS 39180

*Re: 7.27+/- Acres on I-20 North Frontage Road
PPIN 13716 /Tax Parcel No. 1081229 9999 000500*

Dear Kim:

Under cover of this letter, please find the closing documents the City will need to sign in order to finalize the purchase from David McDonald, along with a draft of the Warranty Deed. If possible, we ask that the documents be signed on July 30, 2026.

Please note the amount of funds necessary from the city to fund the purchase is \$51,404.90 (Settlement Statement Line 303). This amount takes into consideration the first \$50,000 installment payment, the fees for the title examination, and the prorated property taxes as provided by the contract. The closing costs are being paid by Mr. McDonald. Please have the purchase proceeds made payable to Teller, Hopson & Schrader, LLP so that we can process the funds through our system.

Please let me know when I may come get the signed closing documents, along with the original promissory note and deed of trust the City previously signed. If you have any questions or concerns, please do not hesitate to call me.

As always, I appreciate your kind assistance with this matter.

Sincerely,


Philip Schrader

Enclosures



A. Settlement Statement (HUD-1)

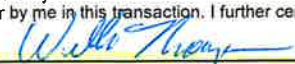
OMB Approval No. 2502-0265

B. Type of Loan			
1. ☐ FHA 2. ☐ RHS 3. ☐ Conv. Unins 4. ☐ VA 5. ☐ Conv. Ins 6. ☐ Commercial		6. File Number: 3870.008	7. Loan Number:
		8. Mortgage Insurance Case Number:	
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.			
D. Name & Address of Borrower: Mayor and Alderman of the City of Vicksburg 1401 Walnut Street Vicksburg, MS 39180		E. Name & Address of Seller: David L. McDonald 110 Rue Vernet Vicksburg, MS 39180	
		F. Name & Address of Lender:	
G. Property Location: Section 29, T16N, R3E, Lot 51, Union Bank Subdivision Vicksburg, MS 39180		H. Settlement Agent: Teller, Hopson & Schrader, LLP 1201 Cherry Street Vicksburg, MS 39183	
Lot:		TIN: 64-0782671	
Block:		Phone: (601) 636-6565	
		I. Settlement Date: 7/30/2026	
		Funding Date: 7/30/2026	
J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due From Borrower		400. Gross Amount Due To Seller	
101. Contract sales price	250,000.00	401. Contract sales price	250,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	3,500.00	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes:		406. City/town taxes:	
to		to	
107. County taxes:		407. County taxes:	
to		to	
108. Assessments:		408. Assessments:	
to		to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due From Borrower	253,500.00	420. Gross Amount Due To Seller	250,000.00
200. Amounts Paid By Or In Behalf Of Borrower		500. Reductions In Amount Due To Seller	
201. Deposit or earnest money		501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	1,515.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206. Promissory Note- David L. McDonald	200,000.00	506. Promissory Note- City of Vicksburg	200,000.00
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes:		510. City/town taxes:	
to		to	
211. County taxes: 1/1/2026-7/24/2026	2,095.10	511. County taxes: 1/1/2026-7/24/2026	2,095.10
to		to	
212. Assessments:		512. Assessments:	
to		to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	202,095.10	520. Total Reduction Amount Due Seller	203,610.10
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross Amount due from borrower (line 120)	253,500.00	601. Gross amount due to seller (line 420)	250,000.00
302. Less amounts paid by/for borrower (line 220)	202,095.10	602. Less reductions in amount due seller (line 520)	203,610.10
303. Cash ☒ From ☐ To Borrower	51,404.90	603. Cash ☒ To ☐ From Seller	46,389.90

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

L. Settlement Charges		File Number: 3870.008	Loan Number:		
700. Total Real Estate Broker Fees					
Division of Commission (line 700) as follows:					
701. \$	to			Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
702. \$	to				
703. Commission paid at settlement					
704.					
800. Items Payable In Connection With Loan					
801. Our origination charge			\$		
802. Your credit or charge (points) for the specific interest rate chosen			\$		
803. Your adjusted origination charges					
804. Appraisal fee to					
805. Credit report to					
806. Tax service to					
807. Flood certification					
808.					
809.					
810.					
811.					
900. Items Required By Lender To Be Paid In Advance					
901. Daily interest charges from 7/30/2026 to 8/1/2026 @ \$ /day					
902. Mortgage insurance premium for 0 months to					
903. Homeowner's insurance for 0 years to					
904.					
905.					
1000. Reserves Deposited With Lender					
1001. Initial deposit for your escrow account					
1002. Homeowner's insurance	months @	per mo	\$		
1003. Mortgage insurance	months @	per mo	\$		
1004. Property taxes	months @	per mo	\$		
1005.	months @	per mo	\$		
1006.	months @	per mo	\$		
1007. Aggregate Adjustment			\$0.00		
1100. Title Charges					
1101. Title services and lender's title insurance					
1102. Settlement or closing fee					
1103. Owner's title insurance					
1104. Lender's title insurance					
1105. Lender's title policy limit			\$		
1106. Owner's title policy limit			\$		
1107. Agent's portion of the total insurance premium			\$		
1108. Underwriter's portion of the total insurance premium			\$		
1109. Title Exam to Teller, Hopson & Schrader, LLP				3,500.00	
1110. Document Fee to Teller, Hopson & Schrader, LLP					1,000.00
1111. Closing Fee to Teller, Hopson & Schrader, LLP					450.00
1200. Government Recording and Transfer Charges					
1201. Government recording charges Warren County Chancery Clerk					65.00
1202. Deed \$30.00	Mortgage \$35.00	Release \$			
1203. Transfer taxes					
1204. City/County tax/stamps: Deed \$	Mortgage \$				
1205. State tax/stamps: Deed \$	Mortgage \$				
1206.		\$			
1207.		\$			
1300. Additional Settlement Charges					
1301. Required services that you can shop for					
1302.					
1303.					
1304.					
1305.					
1306.					
1307.					
1308.					
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				3,500.00	1,515.00

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

	Buyer/Borrower	David L. McDonald	Seller
	Buyer/Borrower		Seller

This Settlement Statement which I've prepared is a true and accurate account of this transaction. I've caused or will cause the funds to be disbursed in accordance with this statement.

WILLIS THOMPSON
MAYOR

THOMAS "T.J." MAYFIELD
WARD 1 ALDERMAN



VICKIE BAILEY
WARD 2 ALDERWOMAN

City of Vicksburg

1401 WALNUT STREET | VICKSBURG, MS 39181 | (601)636-3411

Date: July 30, 2026

To: David McDonald
110 Rue Vernet Street
Vicksburg, MS 39180

Re: Acknowledgment of Bargain Sale / Part-Gift Transfer of Real Property to the City of Vicksburg, Mississippi

Dear David McDonald:

The City of Vicksburg, Mississippi (the "City") acknowledges receipt of the transfer described below in connection with the bargain sale / part-sale, part-gift transfer of certain real property to the City. The City is a political subdivision of the State of Mississippi and a governmental entity described in IRC § 170(c)(1).

1. Property Transferred. The property transferred is generally described as follows:

- **Property address, if any:** 7.27+/- acres of vacant land fronting North Frontage Road, Vicksburg, MS
- **Legal description:** SEE "EXHIBIT A" ATTACHED
- **County / jurisdiction:** Warren, MS
- **Parcel / tax identification number:** PPIN 13716/ 1081229 9999 000500

2. Date of Transfer. The date of the transfer / closing was July 30, 2026.

3. Purchase Price / Consideration Paid. In connection with the transfer, the City paid or agreed to pay consideration to David McDonald in the amount of \$250,000.

4. Appraised Fair Market Value. The City is not stating, confirming, or determining the fair market value of the property for federal income tax purposes.

5. Statement Regarding Goods, Services, or Other Benefits. For purposes of the donor's records, the City provides the following statement regarding goods, services, or other benefits provided in consideration for the transfer. Other than the

Incorporated 1825

City Website: <http://www.vicksburg.org>

purchase price / consideration described above, the City did not provide any goods, services, benefits, privileges, or other consideration to David McDonald in connection with the transfer.

6. Tax Matters and Donor Responsibility. This letter is intended to acknowledge the transfer and the consideration provided in connection with the transaction and is intended to assist David McDonald in satisfying the contemporaneous written acknowledgment requirements of IRC § 170(f)(8). The City is not providing legal, tax, accounting, appraisal, or valuation advice to David McDonald. David McDonald is responsible for determining, with the assistance of the donor's own tax advisors:

- whether the transfer qualifies in whole or in part as a charitable contribution;
- the amount, if any, of any federal, state, or local charitable contribution deduction;
- the donor's basis, gain, and reporting consequences from the sale element of the transaction;
- whether a qualified appraisal, Form 8283, or any other tax reporting or substantiation is required; and
- the timely filing of any required tax returns or forms.

Nothing in this letter should be construed as a representation by the City regarding the amount of any charitable contribution deduction available to David McDonald.

7. Acknowledgment. The City provides this acknowledgment for David McDonald's records in connection with the transfer described above.

Sincerely,

CITY OF VICKSBURG, MISSISSIPPI

By: 

Name: Willis T. Thompson

Title: Mayor

Date Signed: July 30, 2026.

EXHIBIT A

(Legal Description)

PARCEL ONE: Beginning at the southeast corner of that certain parcel conveyed to Fred Clark from Roosevelt Hicks by instrument dated August 8, 1995 and recorded in Deed Book 1070 at Page 898 of the Land Records of Warren County, Mississippi; from said point run thence N 65° 10' 00" W, 157.60 ft.; thence N 18° 57' 23" E, 85.00 ft.; thence N 64° 57' 37" W, 29.15 ft.; thence N 29° 10' 11" E, 102.96 ft.; thence S 66° 21' 55" E, 133.18 ft.; thence S 08° 49' 49" W, 197.80 feet to the POINT OF BEGINNING, containing 0.65 acres, more or less.

PARCEL TWO: Beginning at the northeast corner of that certain parcel conveyed to Donald and Carolyn McKee by instrument dated January 29, 1988 and recorded in Deed Book 834 at Page 543 of the Land Records of Warren County, Mississippi, from said point run thence with the East line of the aforementioned McKee parcel, S 18° 57' 23" W, 85.00 feet to a point; thence run N 65° 10' 00" W, 34.20' feet along, the South line of said McKee tract; thence run N 12° 14' 26" E, 35.43 ft. to a point; thence N 29° 10' 11" E, 50.16 feet to a point in the North line of said McKee tract; thence along the north line of said McKee tract; thence run S 64° 57' 37" E, 29.15 ft. to the POINT OF BEGINNING, containing 0.067 acres, more or less.

PARCEL THREE: All of that certain tract or parcel of land lying and being situated in Part of the Southeast One-Quarter of Section 29, Township 16 North, Range 3 East, of the County of Warren County, State of Mississippi, more particularly described as follows, to-wit: BEGINNING at an iron rod marking the Southeast corner of that certain 1.0 acre property conveyed by deed from J. R. Perry to Roosevelt and Atlanta Hicks by deed dated February 2, 1949 and recorded in Deed Book 274, at Page 30 of the Land Records of Warren County, Mississippi, same being the Northwest corner of that certain property conveyed by deed from Dr. I. C. Knox to Roosevelt Hicks by deed dated December 7, 1942 of the aforesaid Land Records; thence run S 65 degrees 50' E, along an old fenceline, 420.62 feet to an iron rod at a fence corner; thence run along an old fence S 44 degrees 43' 30" W, 189.32 feet to an iron rod (found); thence run S 67 degrees 16' 17" E, 162.97 feet to an iron rod (found) marking the Northeast corner of the Paula Clark property as recorded in Deed Book 974 at Page 335 of the aforesaid Land Records; thence run N 87 degrees 39' 13" W, along the North line of the said Paula Clark property, 440.36 feet to an iron rod; thence run N 06 degrees 21' 09" E, along an old fence, 353.82 feet to the POINT OF BEGINNING, containing 2.292 acres, being further described as all of that certain

property conveyed by deed from Dr. I.C. Knox to Roosevelt Hicks by deed dated December 7, 1942, and part of that certain 2 acre, more or less, described in Deed Book 810 at Page 280 of the aforesaid Land Records of Warren County.

PARCEL FOUR: Beginning at the southeast corner of that certain parcel conveyed to Fred Clark from Roosevelt Hicks by instrument dated August 8, 1995 and recorded in Deed Book 1070 at Page 898 of the Land Records of Warren County, Mississippi; from said point run thence with the west line of the aforementioned Clark parcels, S 08° 48' 49" W, 155.20 feet to a pint; thence run N 87° 26' 00" W, 201.09 feet to a point; thence run N 12° 41' 26" E, 230.57 feet to a point in the South line of that certain parcel conveyed to Donald and Carolyn McKee by instrument recorded in Book 834 at Page 543 of said land records; thence run S 65° 10' 00" E, 191.80 feet to the POINT OF BEGINNING, containing 0.85 acres, more or less.

PARCEL FIVE: BEGINNING on the East side of a 20 foot road lying along and outside the East boundary line of a 2.5 acre tract of land conveyed by the National City Savings Bank & Trust Company to G.L. Larr as recorded in the Records of Deeds in the Chancery Clerk's Office of Warren County, Mississippi, said point of beginning lying North 28 degrees 20 minutes West 361 feet from that point on the South line of Section 29, Township 16, Range 3 East, which is 700 feet Westerly from the Southeast corner of said Section 29 and running thence with the East line of said 20 foot road North 28 degrees 20 minutes West 8.15 feet; thence leaving the road South 87 degrees 26 minutes East 687 feet to the Northeast corner of the parcel herein conveyed; thence South 9 degrees West 70 feet to Charles Reed's Northeast corner; thence along Charles Reed's line North 8 degrees 26 minutes West 631 feet to the **POINT OF BEGINNING**, containing 1.05 acres in Section 29, Township 16 North, Range 3 East.

PARCEL SIX: BEGIN at the Northwest corner of a 1.05 acre parcel of land conveyed by Dr. I. C. Knox to Prince Garrett, of record in Deed Book 164 at Page 183 of the Records of Deeds in the Chancery Clerk's Office in Warren County, Mississippi, and thence Northerly along the East side of a dirt road 20 feet wide more or less leading to Confederate Avenue in the Vicksburg National Military Park, a distance of 88.5 feet to the Northwest corner of the parcel herein conveyed the same being a fence corner; thence South 87 degrees 26 minutes East along a fence, a distance of 731.5 feet to a fence corner; thence South 9 degrees West along a fence a distance of 80 feet; thence North 87 degrees 26 minutes West a distance of 687 feet to the **POINT OF BEGINNING**, containing 1.25 acres in Section 29, Township 16 North, Range 3 East, said parcel

also lying in Lot 51 of the Union Bank Survey and immediately North and adjoining the 1.05 acre parcel referred to above.

The legal descriptions of the above-described **PARCEL ONE** through **PARCEL SIX** having been made more definite and certain by survey of CTSI and consolidated into a singular perimeter description more particularly described as follows

BEGINNING at a point on the North right-of-way line of the North Frontage Road of Interstate Highway 20 (the "North Frontage Road") which point marks the intersection of the extreme Southeasterly corner of that certain parcel identified as Parcel 1087 29 9999 004901, PPIN 025513 upon the ad valorem tax rolls of Warren County, Mississippi, assessed for calendar year 2006 in the name Fred Clark (the "Fred Clark Parcel") with an angle point in the South line of that certain parcel identified as Parcel 1087 29 9999 004900, PPIN 013703 upon the ad valorem tax rolls of Warren County, Mississippi, assessed for calendar year 2006 in the name Vicksburg Healthcare LLC (the "Vicksburg Healthcare Parcel") and with the a point on the Easterly line of that certain parcel identified as Parcel 10812 29 9999 000500, PPIN 013716 upon the ad valorem tax rolls of Warren County, Mississippi, assessed for calendar year 2006 in the name Paula Clark (the "Paula Clark Parcel") and from said **POINT OF BEGINNING** thence leaving the common intersections of the Fred Clark Parcel, the Vicksburg Healthcare Parcel, and the Paula Clark Parcel; and run along the Northerly line of the North Frontage Road with the following courses and distances, viz: South 01 degrees 39 minutes 17 seconds West 76.57 feet, more or less, to a point marking the Southeast corner of the Paula Clark Parcel, which point further marks the Northeast corner of another parcel identified as Parcel 10812 29 9999 000600, PPIN 013717 upon the ad valorem tax rolls of Warren County, Mississippi, assessed for calendar year 2006 in the name Paula Clark (the "Freddie Jean Thompson et al Parcel"); thence leaving the Northerly line of the North Frontage Road and run along a fence line marking the common line dividing the Paula Clark Parcel and the Freddie Jean Thompson et al Parcel and the slight meanderings thereof, having an average course of North 88 degrees 35 minutes 02 seconds West 631.00 feet, more or less, to a point on the Easterly line of Capri Drive; thence leaving the common line dividing the Paula Clark Parcel from the Freddie Jean Thompson et al Parcel, and run along the Easterly line of Capri Drive North 29 degrees 29 minutes 02 seconds West 91.50 feet, more or less, to the Southwest corner of that certain parcel heretofore conveyed to Aaron C. Carpenter by Fred Garrett, et ux, dated March 1, 1954, recorded in Deed Book 308 at Page 333 of the aforesaid Land Records (the "Carpenter

Parcel") which point is described in the Carpenter Parcel as a point on the Northern Boundary of a parcel containing 1.05 acre conveyed by Dr. I. C. Knox to Prince Garrett by deed recorded in Deed Book 164 at Page 183 of the aforesaid Land Records (the "Prince Garrett 1.05-acre Parcel"); thence leaving the Easterly line of Capri Drive and run along the South line of the Carpenter Parcel and along the North line of the Prince Garrett 1.05-acre Parcel, North 88 degrees 43 minutes East 145.00 feet, more or less, to a point marking the Southeast corner of the Carpenter Parcel and an angle point in the North line of the Prince Garrett 1.05-acre Parcel; run thence along the East line of the Carpenter Parcel North 15 degrees 45 minutes East 80.5 feet, more or less, to the Northeast corner of the Carpenter Parcel; run thence along the North line of the Carpenter Parcel, having an inverse course published in the Carpenter Deed of North 87 degrees 26 Minutes West, but having an actual course as established by the plat attached hereto of North 87 degrees 39 minutes 13 seconds West, but, nevertheless, along the North line of the Carpenter Parcel, 104.5 feet, more or less, to the intersection of the North line of the Carpenter Parcel with the Southwest corner of that certain parcel depicted upon and identified as Parcel 10812 29 9999 000300, PPIN 013714 upon the ad valorem tax rolls of Warren County, Mississippi, assessed for calendar year 2006 in the name Bernard Smith, et ux (the "Bernard Smith Parcel"), which point is depicted upon said tax map as being 110.0 feet Easterly from the Easterly line of Capri Drive, but having a possible actual distance of 68.33 feet therefrom according the plat attached hereto, but, nevertheless, to the Southeast corner of the Bernard Smith Parcel; thence leaving the Northerly line of the Carpenter Parcel and run along the East line of the Bernard Smith Parcel, extended Northerly, having a course and distance established by the plat attached hereto of North 12 degrees 54 minutes 39 seconds East 269.98 feet; thence North 29 degrees 23 minutes 24 seconds East 153.13 feet, more or less, to a point in an existing fence line marking the Northwest corner of the Fred Clark Parcel; run thence along the existing fence line marking North line of the Fred Clark Parcel and the slight meanderings thereof, having the following average course, viz: South 66 degrees 08 minutes 42 seconds East 133.18 feet, more or less, to a point marking the Southeast corner of that certain parcel of the Roosevelt Hickes, et ux, 1.0 acre parcel as described in Deed Book 274 at Page 030 of the Land Records of Warren County, Mississippi, which point is at or near a point on the South line of the Vicksburg Healthcare Parcel; thence continuing along said existing fence line along the common line dividing the Fred Clark Parcel and the Vicksburg Healthcare Parcel with the following average courses viz: South 65 degrees 50 minutes East 420.62 feet; South 44 degrees, 43 minutes, 30 seconds West 189.32 feet, to a point in an angle point of the Fred Clark Parcel and the

Vicksburg Healthcare Parcel; thence leaving said fence line and continue along the common line dividing the Fred Clark Parcel and the Vicksburg Healthcare Parcel South 67 degrees 16 minutes 17 seconds East 162.97 feet to a point on the Northwesternly line of the North Frontage Road, which point marks the POINT OF BEGINNING, containing 6.13 acres, more or less, all lying and being situate in Part Lot 51 of Union Bank Survey and in part of Section 29, Township 16 North, Range 3 East, Vicksburg, Warren County, Mississippi, same being depicted upon plat attached hereto and upon portions of Warren County Tax Parcel Maps whereupon the Warren County Tax Parcels referenced above are depicted, each of which plats or maps are incorporated herein in aid of description and for all other purposes in the construction hereof.

The above-described parcels being the same property conveyed by Fred Clark and Paula Clark to David McDonald in that certain Warranty Deed dated February 23, 2006, and recorded on June 30, 2006, in Deed Book 1416, at Page 469, of the Land Records of Warren County, Mississippi.

PARCEL SEVEN: TO REACH THE POINT OF BEGINNING, commence at a point on the North right-of-way line of the North Frontage Road of Interstate Highway 20 (the "North Frontage Road") which point marks the intersection of the extreme Southeasterly corner of that certain parcel identified as Parcel 1087 29 9999 004901, PPIN 025513 upon the ad valorem tax rolls of Warren County, Mississippi, assessed for calendar year 2006 in the name Fred Clark (the "Fred Clark Parcel") with an angle point in the South line of that certain parcel identified as Parcel 1087 29 9999 004900, PPIN 013703 upon the ad valorem tax rolls of Warren County, Mississippi, assessed for calendar year 2006 in the name Vicksburg Healthcare LLC (the "Vicksburg Healthcare Parcel") and with the a point on the Easterly line of that certain parcel identified as Parcel 10812 29 9999 000500, PPIN 013716 upon the ad valorem tax rolls of Warren County, Mississippi, assessed for calendar year 2006 in the name Paula Clark (the "Paula Clark Parcel"); thence leaving the common intersections of the Fred Clark Parcel, the Vicksburg Healthcare Parcel, and the Paula Clark Parcel and run along the Northerly line of the North Frontage Road with the following courses and distances, viz: South 01 degrees 39 minutes 17 seconds West 76.57 feet, more or less, to a point marking the Southeast corner of the Paula Clark Parcel, which point further marks the Northeast corner of another parcel identified as Parcel 10812 29 9999 000600, PPIN 013717 upon the ad valorem tax rolls of Warren County, Mississippi, assessed for calendar year 2006 in the name Paula Clark

(the "Freddie Jean Thompson et al Parcel"); thence leaving the Northerly line of the North Frontage Road and run along a fence line marking the common line dividing the Paula Clark Parcel and the Freddie Jean Thompson et al Parcel and the slight meanderings thereof, having an average course of North 88 degrees 35 minutes 02 seconds West 631.00 feet, more or less, to a point on the Easterly line of Capri Drive; thence leaving the common line dividing the Paula Clark Parcel from the Freddie Jean Thompson et al Parcel, and run along the Easterly line of Capri Drive North 29 degrees 29 minutes 02 seconds West 170.00 feet, which point marks the Northwest corner of that certain parcel heretofore conveyed to Aaron C. Carpenter by Fred Garrett, et ux, dated March 1, 1954, recorded in Deed Book 308 at Page 333 of the aforesaid Land Records (the "Carpenter Parcel") and a and the POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED AND CONVEYED; from said POINT OF BEGINNING, thence leaving the Easterly line of Capri Drive and run along the North line of the Carpenter Parcel, having a course published in the Carpenter Deed of South 87 degrees 26 Minutes East, but having an actual course of South 87 degrees 39 minutes 13 seconds East, but, nevertheless, along the North line of the Carpenter Parcel, 214.5 feet, more or less, to the Northeast corner of the Carpenter Parcel; run thence along the East line of the Carpenter Parcel South 15 degrees 45 minutes West 80.5 feet, more or less, to the Southeast corner of the Carpenter Parcel, which point is described in the Carpenter Parcel as a point on the Northern Boundary of line of a parcel containing 1.05 acre conveyed by Dr. I. C. Knox to Prince Garrett by deed recorded in Deed Book 164 at Page 183 of the aforesaid Land Records (the "Prince Garrett 1.05-acre Parcel"); run thence along the South line of the Carpenter Parcel and along the North line of the Prince Garrett 1.05-acre Parcel, South 88 degrees 43 minutes West 145.00 feet, more or less, to a point on the Easterly line of the aforescribed Capri Drive, same marking the Southwest corner of the Carpenter Parcel; thence leaving the North line of the Prince Garrett 1.05-acre Parcel and run along the West line of the Carpenter Parcel, marked by the Easterly line of Capri Drive, having a course published in the Carpenter Parcel of North 28 degrees 20 minutes West, but having an actual course of North 29 degrees 23 minutes 24 seconds East, but nevertheless, along the Easterly edge of Capri Drive, a distance of 78 feet, more or less, to the Northwest corner of the Carpenter Parcel and the Point of Beginning of the parcel herein described and conveyed, being all of the land into which the undersigned Aaron C. Carpenter went into possession upon delivery and recordation of the aforescribed deed wherein the Carpenter Parcel is described and conveyed, same being depicted upon as Parcel 4 of Warren County Tax Parcel Map 108-

1 229 9999 000 400, which map is incorporated herein in aid of description and for all other purposes in the construction hereof.

The above-described **PARCEL SEVEN** being the same property conveyed by A.C. Carpenter to David McDonald in that certain Warranty Deed dated May 30, 2006, and recorded on June 30, 2006, in Deed Book 1416, at Page 478, of the Land Records of Warren County, Mississippi.

Noncash Charitable Contributions

Attach one or more Forms 8283 to your tax return if you claimed a total deduction of over \$500 for all contributed property.

Go to www.irs.gov/Form8283 for instructions and the latest information.

OMB No. 1545-0074

Attachment
Sequence No. **36**

Name(s) shown on your income tax return

DAVID L. MCDONALD

Identifying number

Enter the entity name and identifying number from the tax return where the noncash charitable contribution was originally reported, if different from above.

Name:

Identifying number:

Check this box if a family pass-through entity made the non-cash charitable contribution. See instructions ☐

Note: Figure the amount of your contribution deduction before completing this form. See your tax return instructions.

Section A. Donated Property of \$5,000 or Less and Publicly Traded Securities—List in this section **only** an item (or a group of similar items) for which you claimed a deduction of \$5,000 or less. Also list publicly traded securities and certain other property even if the deduction is more than \$5,000. If you need more space, attach a statement. See instructions.

1	(a) Name and address of the donee organization	(b) If donated property is a vehicle (see instructions), check the box. Also enter the vehicle identification number (unless Form 1098-C is attached).	(c) Description and condition of donated property (For a vehicle, enter the year, make, model, and mileage. For securities and other property, see instructions.)
A		☐	
B		☐	
C		☐	
D		☐	

Note: If the amount you claimed as a deduction for an item is \$500 or less, you do not have to complete columns (e), (f), and (g).

	(d) Date of the contribution	(e) Date acquired by donor (mo., yr.)	(f) How acquired by donor	(g) Donor's cost or adjusted basis	(h) Fair market value (see instructions)	(i) Method used to determine the fair market value
A						
B						
C						
D						

Section B. Donated Property Over \$5,000 (Except Publicly Traded Securities, Vehicles, Intellectual Property or Inventory Reportable in Section A)—Complete this section for one item (or a group of similar items) for which you claimed a deduction of more than \$5,000 per item or group (except contributions reportable in Section A). Provide a separate form for each item donated unless it is part of a group of similar items. A qualified appraisal is required for items reportable in Section B and in certain cases must be attached. See instructions.

Part I Information on Donated Property

2 Check the box that describes the type of property donated. See instructions for definitions.

- | | | |
|---|---|---|
| a ☐ Art (contribution of \$20,000 or more) | d ☒ Other real estate | i ☐ Vehicles |
| b ☐ Qualified conservation contribution | e ☐ Equipment | j ☐ Clothing and household items |
| b(1) ☐ Certified historic structure | f ☐ Securities | k ☐ Digital assets |
| NPS # _____ | g ☐ Collectibles | l ☐ Other |
| c ☐ Art (contribution of less than \$20,000) | h ☐ Intellectual property | |

3	(a) Description of donated property (If you need more space, attach a separate statement)	(b) If any tangible personal property or real property was donated, give a brief summary of the overall physical condition of the property at the time of the gift.	(c) Appraised fair market value
A	7.27 ACRES OF VACANT LAND NORTH FRONTAGE	SEE APPRAISAL	384,000
B	ROAD WARREN COUNTY, MISSISSIPPI 39180		
C			

	(d) Date acquired by donor (mo., yr.)	(e) How acquired by donor	(f) Donor's cost or adjusted basis	(g) For bargain sales, enter amount received	(h) Qualified conservation contribution relevant basis (see instructions)	(i) Amount claimed as a deduction (see instructions)
A	06/2005	PURCHASE	275,000	250,000		134,000
B						
C						

Name(s) shown on your income tax return

Identifying number

Part II Partial Interests and Restricted Use Property (Other Than Qualified Conservation Contributions)—

Complete lines 4a through 4e if you gave less than an entire interest in a property listed in Section B, Part I. Complete lines 5a through 5c if conditions were placed on a contribution listed in Section B, Part I; also attach the required statement. See instructions.

- 4a** Enter the letter from Section B, Part I that identifies the property for which you gave less than an entire interest _____
If Section B, Part II applies to more than one property, attach a separate statement.
- b** Total amount claimed as a deduction for the property listed in Section B, Part I: **(1)** For this tax year _____
(2) For any prior tax years _____
- c** Name and address of each organization to which any such contribution was made in a prior year (complete only if different from the donee organization in Section B, Part V, below):
Name of charitable organization (donee) _____

Address (number, street, and room or suite no.)

City or town, state, and ZIP code

- d** For tangible property, enter the place where the property is located or kept _____
- e** Name of any person, other than the donee organization, having actual possession of the property _____

- 5a** Is there a restriction, either temporary or permanent, on the donee's right to use or dispose of the donated property? _____
- b** Did you give to anyone (other than the donee organization or another organization participating with the donee organization in cooperative fundraising) the right to the income from the donated property or to the possession of the property, including the right to vote donated securities, to acquire the property by purchase or otherwise, or to designate the person having such income, possession, or right to acquire? _____
- c** Is there a restriction limiting the donated property for a particular use? _____

Yes	No

Part III Taxpayer (Donor) Statement—List each item included in Section B, Part I above that the appraisal identifies as having a value of \$500 or less. See instructions.

I declare that the following item(s) included in Section B, Part I above has to the best of my knowledge and belief an appraised value of not more than \$500 (per item). Enter identifying letter from Section B, Part I and describe the specific item. See instructions.

Signature of
taxpayer (donor)

Date

Part IV Declaration of Appraiser—See instructions.

I declare that I am not the donor, the donee, a party to the transaction in which the donor acquired the property, employed by, or related to any of the foregoing persons, or married to any person who is related to any of the foregoing persons. And, if regularly used by the donor, donee, or party to the transaction, I performed the majority of my appraisals during my tax year for other persons.

Also, I declare that I perform appraisals on a regular basis; and that because of my qualifications as described in the appraisal, I am qualified to make appraisals of the type of property being valued. I certify that the appraisal fees were not based on a percentage of the appraised property value. Furthermore, I understand that a false or fraudulent overstatement of the property value as described in the qualified appraisal or this Form 8283 may subject me to the penalty under section 6701(a) (aiding and abetting the understatement of tax liability). I understand that my appraisal will be used in connection with a return or claim for refund. I also understand that, if there is a substantial or gross valuation misstatement of the value of the property claimed on the return or claim for refund that is based on my appraisal, I may be subject to a penalty under section 6695A of the Internal Revenue Code, as well as other applicable penalties. I affirm that I have not been at any time in the three-year period ending on the date of the appraisal barred from presenting evidence or testimony before the Department of the Treasury or the Internal Revenue Service pursuant to 31 U.S.C. 330(c).

**Sign
Here**

Appraiser signature

Date

Appraiser name **BOBBY BOTTIN**Title **APPRAISER**

Business address (including room or suite no.)

Identifying number

P.O. BOX 821514

MS-GA-676

City or town, state, and ZIP code

VICKSBURG, MS 39182-1514**Part V Donee Acknowledgment**—See instructions.

This charitable organization acknowledges that it is a qualified organization under section 170(c) and that it received the donated property as described in Section B, Part I, above on the following date _____

Furthermore, this organization affirms that in the event it sells, exchanges, or otherwise disposes of the property described in Section B, Part I (or any portion thereof) within 3 years after the date of receipt, it will file **Form 8282**, Donee Information Return, with the IRS and give the donor a copy of that form. This acknowledgment does not represent agreement with the claimed fair market value.

Does the organization intend to use the property for an unrelated use? _____ ☐ Yes ☒ No

Name of charitable organization (donee)

Employer identification number

CITY OF VICKSBURG

Address (number, street, and room or suite no.)

City or town, state, and ZIP code

1401 WALNUT STREET**VICKSBURG, MS 39180**

Authorized signature

Title

Date



INSTRUMENT PREPARED BY AND RETURN TO:
TELLER, HOPSON & SCHRADER, LLP
G. PHILIP SCHRADER, IV – MS Bar No. 102201
1201 CHERRY STREET
VICKSBURG, MISSISSIPPI 39183-2919
PHONE: (601) 636-6565
FACSIMILE: (601) 631-0114

INDEXING INSTRUCTIONS: S29-T16N-R3E, Warren County, Mississippi
Lot 51, Union Bank Subdivision

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten (\$10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned GRANTOR,

DAVID L. MCDONALD
110 Rue Vernet
Vicksburg, Mississippi 39180
Ph.: 601-529-1739

does hereby convey and warrant unto GRANTEE,

MAYOR AND ALDERMEN OF
THE CITY OF VICKSBURG
1401 Walnut Street
Vicksburg, Mississippi 39180
Ph.: 601-631-3718

those certain lots, tracts, or parcels of land lying and being situated in Section 29, Township 16N, Range 03E, in Warren County, Mississippi, and being more particularly described as follows, to-wit:

PARCEL ONE: Beginning at the southeast corner of that certain parcel conveyed to Fred Clark from Roosevelt Hicks by instrument dated August 8, 1995 and recorded in Deed Book 1070 at Page 898 of the Land Records of Warren County, Mississippi; from said point run thence N 65° 10' 00" W, 157.60 ft.; thence N 18° 57' 23" E, 85.00 ft.; thence N 64° 57' 37" W, 29.15 ft.; thence N 29° 10' 11" E, 102.96 ft.; thence S 66° 21' 55" E, 133.18 ft.; thence S 08° 49' 49" W, 197.80 feet to the POINT OF BEGINNING, containing 0.65 acres, more or less.

PARCEL TWO: Beginning at the northeast corner of that certain parcel conveyed to Donald and Carolyn McKee by instrument dated January 29, 1988 and recorded in Deed Book 834 at Page 543 of the Land Records of Warren County, Mississippi, from said point run thence with the East line of the aforementioned McKee parcel, S 18° 57' 23" W, 85.00 feet to a point; thence run N 65° 10' 00" W, 34.20' feet along, the South line of said McKee tract; thence run N 12° 14' 26" E, 35.43 ft. to a point; thence N 29° 10' 11" E, 50.16 feet to a point in the North line of said McKee tract; thence along the north line of said McKee tract; thence run S 64° 57' 37" E, 29.15 ft. to the POINT OF BEGINNING, containing 0.067 acres, more or less.

PARCEL THREE: All of that certain tract or parcel of land lying and being situated in Part of the Southeast One-Quarter of Section 29, Township 16 North, Range 3 East, of the County of Warren County, State of Mississippi, more particularly described as follows, to-wit: BEGINNING at an iron rod marking the Southeast corner of that certain 1.0 acre property conveyed by deed from J. R. Perry to Roosevelt and Atlanta Hicks by deed dated February 2, 1949 and recorded in Deed Book 274, at Page 30 of the Land Records of Warren County, Mississippi, same being the Northwest corner of that certain property conveyed by deed from Dr. I. C. Knox to Roosevelt Hicks by deed dated December 7, 1942 of the aforesaid Land Records; thence run S 65 degrees 50' E, along an old fenceline, 420.62 feet to an iron rod at a fence corner; thence run along an old fence S 44 degrees 43' 30" W, 189.32 feet to an iron rod (found); thence run S 67 degrees 16' 17" E, 162.97 feet to an iron rod (found) marking the Northeast corner of the Paula Clark property as recorded in Deed Book 974 at Page 335 of the aforesaid Land Records; thence run N 87 degrees 39' 13" W, along the North line of the said Paula Clark property, 440.36 feet to an iron rod; thence run N 06 degrees 21' 09" E, along an old fence, 353.82 feet to the POINT OF BEGINNING, containing 2.292 acres, being further described as all of that certain

property conveyed by deed from Dr. I.C. Knox to Roosevelt Hicks by deed dated December 7, 1942, and part of that certain 2 acre, more or less, described in Deed Book 810 at Page 280 of the aforesaid Land Records of Warren County.

PARCEL FOUR: Beginning at the southeast corner of that certain parcel conveyed to Fred Clark from Roosevelt Hicks by instrument dated August 8, 1995 and recorded in Deed Book 1070 at Page 898 of the Land Records of Warren County, Mississippi; from said point run thence with the west line of the aforementioned Clark parcels, S 08° 48' 49" W, 155.20 feet to a pint; thence run N 87° 26' 00" W, 201.09 feet to a point; thence run N 12° 41' 26" E, 230.57 feet to a point in the South line of that certain parcel conveyed to Donald and Carolyn McKee by instrument recorded in Book 834 at Page 543 of said land records; thence run S 65° 10' 00" E, 191.80 feet to the POINT OF BEGINNING, containing 0.85 acres, more or less.

PARCEL FIVE: BEGINNING on the East side of a 20 foot road lying along and outside the East boundary line of a 2.5 acre tract of land conveyed by the National City Savings Bank & Trust Company to G.L. Larr as recorded in the Records of Deeds in the Chancery Clerk's Office of Warren County, Mississippi, said point of beginning lying North 28 degrees 20 minutes West 361 feet from that point on the South line of Section 29, Township 16, Range 3 East, which is 700 feet Westerly from the Southeast corner of said Section 29 and running thence with the East line of said 20 foot road North 28 degrees 20 minutes West 8.15 feet; thence leaving the road South 87 degrees 26 minutes East 687 feet to the Northeast corner of the parcel herein conveyed; thence South 9 degrees West 70 feet to Charles Reed's Northeast corner; thence along Charles Reed's line North 8 degrees 26 minutes West 631 feet to the **POINT OF BEGINNING**, containing 1.05 acres in Section 29, Township 16 North, Range 3 East.

PARCEL SIX: BEGIN at the Northwest corner of a 1.05 acre parcel of land conveyed by Dr. I. C. Knox to Prince Garrett, of record in Deed Book 164 at Page 183 of the Records of Deeds in the Chancery Clerk's Office in Warren County, Mississippi, and thence Northerly along the East side of a dirt road 20 feet wide more or less leading to Confederate Avenue in the Vicksburg National Military Park, a distance of 88.5 feet to the Northwest corner of the parcel herein conveyed the same being a fence corner; thence South 87 degrees 26 minutes East along a fence, a distance of 731.5 feet to a fence corner; thence South 9 degrees West along a fence a distance of 80 feet; thence North 87 degrees 26 minutes West a distance of 687 feet to the **POINT OF BEGINNING**, containing 1.25 acres in Section 29, Township 16 North, Range 3 East, said parcel

also lying in Lot 51 of the Union Bank Survey and immediately North and adjoining the 1.05 acre parcel referred to above.

The legal descriptions of the above-described **PARCEL ONE** through **PARCEL SIX** having been made more definite and certain by survey of CTSI and consolidated into a singular perimeter description more particularly described as follows

BEGINNING at a point on the North right-of-way line of the North Frontage Road of Interstate Highway 20 (the "North Frontage Road") which point marks the intersection of the extreme Southeasterly corner of that certain parcel identified as Parcel 1087 29 9999 004901, PPIN 025513 upon the ad valorem tax rolls of Warren County, Mississippi, assessed for calendar year 2006 in the name Fred Clark (the "Fred Clark Parcel") with an angle point in the South line of that certain parcel identified as Parcel 1087 29 9999 004900, PPIN 013703 upon the ad valorem tax rolls of Warren County, Mississippi, assessed for calendar year 2006 in the name Vicksburg Healthcare LLC (the "Vicksburg Healthcare Parcel") and with the a point on the Easterly line of that certain parcel identified as Parcel 10812 29 9999 000500, PPIN 013716 upon the ad valorem tax rolls of Warren County, Mississippi, assessed for calendar year 2006 in the name Paula Clark (the "Paula Clark Parcel") and from said **POINT OF BEGINNING** thence leaving the common intersections of the Fred Clark Parcel, the Vicksburg Healthcare Parcel, and the Paula Clark Parcel; and run along the Northerly line of the North Frontage Road with the following courses and distances, viz: South 01 degrees 39 minutes 17 seconds West 76.57 feet, more or less, to a point marking the Southeast corner of the Paula Clark Parcel, which point further marks the Northeast corner of another parcel identified as Parcel 10812 29 9999 000600, PPIN 013717 upon the ad valorem tax rolls of Warren County, Mississippi, assessed for calendar year 2006 in the name Paula Clark (the "Freddie Jean Thompson et al Parcel"); thence leaving the Northerly line of the North Frontage Road and run along a fence line marking the common line dividing the Paula Clark Parcel and the Freddie Jean Thompson et al Parcel and the slight meanderings thereof, having an average course of North 88 degrees 35 minutes 02 seconds West 631.00 feet, more or less, to a point on the Easterly line of Capri Drive; thence leaving the common line dividing the Paula Clark Parcel from the Freddie Jean Thompson et al Parcel, and run along the Easterly line of Capri Drive North 29 degrees 29 minutes 02 seconds West 91.50 feet, more or less, to the Southwest corner of that certain parcel heretofore conveyed to Aaron C. Carpenter by Fred Garrett, et ux, dated March 1, 1954, recorded in Deed Book 308 at Page 333 of the aforesaid Land Records (the "Carpenter

Parcel") which point is described in the Carpenter Parcel as a point on the Northern Boundary of a parcel containing 1.05 acre conveyed by Dr. I. C. Knox to Prince Garrett by deed recorded in Deed Book 164 at Page 183 of the aforesaid Land Records (the "Prince Garrett 1.05-acre Parcel"); thence leaving the Easterly line of Capri Drive and run along the South line of the Carpenter Parcel and along the North line of the Prince Garrett 1.05-acre Parcel, North 88 degrees 43 minutes East 145.00 feet, more or less, to a point marking the Southeast corner of the Carpenter Parcel and an angle point in the North line of the Prince Garrett 1.05-acre Parcel; run thence along the East line of the Carpenter Parcel North 15 degrees 45 minutes East 80.5 feet, more or less, to the Northeast corner of the Carpenter Parcel; run thence along the North line of the Carpenter Parcel, having an inverse course published in the Carpenter Deed of North 87 degrees 26 Minutes West, but having an actual course as established by the plat attached hereto of North 87 degrees 39 minutes 13 seconds West, but, nevertheless, along the North line of the Carpenter Parcel, 104.5 feet, more or less, to the intersection of the North line of the Carpenter Parcel with the Southwest corner of that certain parcel depicted upon and identified as Parcel 10812 29 9999 000300, PPIN 013714 upon the ad valorem tax rolls of Warren County, Mississippi, assessed for calendar year 2006 in the name Bernard Smith, et ux (the "Bernard Smith Parcel"), which point is depicted upon said tax map as being 110.0 feet Easterly from the Easterly line of Capri Drive, but having a possible actual distance of 68.33 feet therefrom according the plat attached hereto, but, nevertheless, to the Southeast corner of the Bernard Smith Parcel; thence leaving the Northerly line of the Carpenter Parcel and run along the East line of the Bernard Smith Parcel, extended Northerly, having a course and distance established by the plat attached hereto of North 12 degrees 54 minutes 39 seconds East 269.98 feet; thence North 29 degrees 23 minutes 24 seconds East 153.13 feet, more or less, to a point in an existing fence line marking the Northwest corner of the Fred Clark Parcel; run thence along the existing fence line marking North line of the Fred Clark Parcel and the slight meanderings thereof, having the following average course, viz: South 66 degrees 08 minutes 42 seconds East 133.18 feet, more or less, to a point marking the Southeast corner of that certain parcel of the Roosevelt Hickes, et ux, 1.0 acre parcel as described in Deed Book 274 at Page 030 of the Land Records of Warren County, Mississippi, which point is at or near a point on the South line of the Vicksburg Healthcare Parcel; thence continuing along said existing fence line along the common line dividing the Fred Clark Parcel and the Vicksburg Healthcare Parcel with the following average courses viz: South 65 degrees 50 minutes East 420.62 feet; South 44 degrees, 43 minutes, 30 seconds West 189.32 feet, to a point in an angle point of the Fred Clark Parcel and the

Vicksburg Healthcare Parcel; thence leaving said fence line and continue along the common line dividing the Fred Clark Parcel and the Vicksburg Healthcare Parcel South 67 degrees 16 minutes 17 seconds East 162.97 feet to a point on the Northwesterly line of the North Frontage Road, which point marks the POINT OF BEGINNING, containing 6.13 acres, more or less, all lying and being situate in Part Lot 51 of Union Bank Survey and in part of Section 29, Township 16 North, Range 3 East, Vicksburg, Warren County, Mississippi, same being depicted upon plat attached hereto and upon portions of Warren County Tax Parcel Maps whereupon the Warren County Tax Parcels referenced above are depicted, each of which plats or maps are incorporated herein in aid of description and for all other purposes in the construction hereof.

The above-described parcels being the same property conveyed by Fred Clark and Paula Clark to David McDonald in that certain Warranty Deed dated February 23, 2006, and recorded on June 30, 2006, in Deed Book 1416, at Page 469, of the Land Records of Warren County, Mississippi.

PARCEL SEVEN: TO REACH THE POINT OF BEGINNING, commence at a point on the North right-of-way line of the North Frontage Road of Interstate Highway 20 (the "North Frontage Road") which point marks the intersection of the extreme Southeasterly corner of that certain parcel identified as Parcel 1087 29 9999 004901, PPIN 025513 upon the ad valorem tax rolls of Warren County, Mississippi, assessed for calendar year 2006 in the name Fred Clark (the "Fred Clark Parcel") with an angle point in the South line of that certain parcel identified as Parcel 1087 29 9999 004900, PPIN 013703 upon the ad valorem tax rolls of Warren County, Mississippi, assessed for calendar year 2006 in the name Vicksburg Healthcare LLC (the "Vicksburg Healthcare Parcel") and with the a point on the Easterly line of that certain parcel identified as Parcel 10812 29 9999 000500, PPIN 013716 upon the ad valorem tax rolls of Warren County, Mississippi, assessed for calendar year 2006 in the name Paula Clark (the "Paula Clark Parcel"); thence leaving the common intersections of the Fred Clark Parcel, the Vicksburg Healthcare Parcel, and the Paula Clark Parcel and run along the Northerly line of the North Frontage Road with the following courses and distances, viz: South 01 degrees 39 minutes 17 seconds West 76.57 feet, more or less, to a point marking the Southeast corner of the Paula Clark Parcel, which point further marks the Northeast corner of another parcel identified as Parcel 10812 29 9999 000600, PPIN 013717 upon the ad valorem tax rolls of Warren County, Mississippi, assessed for calendar year 2006 in the name Paula Clark

(the "Freddie Jean Thompson et al Parcel"); thence leaving the Northerly line of the North Frontage Road and run along a fence line marking the common line dividing the Paula Clark Parcel and the Freddie Jean Thompson et al Parcel and the slight meanderings thereof, having an average course of North 88 degrees 35 minutes 02 seconds West 631.00 feet, more or less, to a point on the Easterly line of Capri Drive; thence leaving the common line dividing the Paula Clark Parcel from the Freddie Jean Thompson et al Parcel, and run along the Easterly line of Capri Drive North 29 degrees 29 minutes 02 seconds West 170.00 feet, which point marks the Northwest corner of that certain parcel heretofore conveyed to Aaron C. Carpenter by Fred Garrett, et ux, dated March 1, 1954, recorded in Deed Book 308 at Page 333 of the aforesaid Land Records (the "Carpenter Parcel") and a and the POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED AND CONVEYED; from said POINT OF BEGINNING, thence leaving the Easterly line of Capri Drive and run along the North line of the Carpenter Parcel, having a course published in the Carpenter Deed of South 87 degrees 26 Minutes East, but having an actual course of South 87 degrees 39 minutes 13 seconds East, but, nevertheless, along the North line of the Carpenter Parcel, 214.5 feet, more or less, to the Northeast corner of the Carpenter Parcel; run thence along the East line of the Carpenter Parcel South 15 degrees 45 minutes West 80.5 feet, more or less, to the Southeast corner of the Carpenter Parcel, which point is described in the Carpenter Parcel as a point on the Northern Boundary of line of a parcel containing 1.05 acre conveyed by Dr. I. C. Knox to Prince Garrett by deed recorded in Deed Book 164 at Page 183 of the aforesaid Land Records (the "Prince Garrett 1.05-acre Parcel"); run thence along the South line of the Carpenter Parcel and along the North line of the Prince Garrett 1.05-acre Parcel, South 88 degrees 43 minutes West 145.00 feet, more or less, to a point on the Easterly line of the aforescribed Capri Drive, same marking the Southwest corner of the Carpenter Parcel; thence leaving the North line of the Prince Garrett 1.05-acre Parcel and run along the West line of the Carpenter Parcel, marked by the Easterly line of Capri Drive, having a course published in the Carpenter Parcel of North 28 degrees 20 minutes West, but having an actual course of North 29 degrees 23 minutes 24 seconds East, but nevertheless, along the Easterly edge of Capri Drive, a distance of 78 feet, more or less, to the Northwest corner of the Carpenter Parcel and the Point of Beginning of the parcel herein described and conveyed, being all of the land into which the undersigned Aaron C. Carpenter went into possession upon delivery and recordation of the aforescribed deed wherein the Carpenter Parcel is described and conveyed, same being depicted upon as Parcel 4 of Warren County Tax Parcel Map 108-

1 229 9999 000 400, which map is incorporated herein in aid of description and for all other purposes in the construction hereof.

The above-described **PARCEL SEVEN** being the same property conveyed by A.C. Carpenter to David McDonald in that certain Warranty Deed dated May 30, 2006, and recorded on June 30, 2006, in Deed Book 1416, at Page 478, of the Land Records of Warren County, Mississippi.

It is the intent of the Grantor to convey that certain parcel of property identified as Tax Parcel 1081229 9999 000500 /PPIN 013716.

The warranty of this conveyance is subject to any outstanding conveyances of oil, gas and other minerals of record, and any existing oil, gas and mineral leases and all oil, gas and mineral reservations reserved by any predecessors in title.

The warranty of this conveyance is also subject to any rights of way, easements and servitudes for roads, streets, drainage facilities, pipelines, electrical transmission lines, telephone lines, and other similar servitudes on, under or above the property as may be shown by the public records or disclosed by a current, accurate and complete Land survey of the property, including but not necessarily limited to:

1. That certain Right-of-Way instrument from Dilla Irwin to Mississippi Power & Light Company dated March 31, 1952, and recorded in Book 372, at Page 597, of the Land Records of Warren County, Mississippi.
2. That certain Warranty Deed executed by Prince Garrett et, ux, in favor of the Mississippi State Highway Commission, dated July 25, 1968, and recorded in Book 448, at Page 61, of the land records of Warren County, Mississippi.

The warranty of this conveyance is also subject to any laws, governmental ordinances, regulations or covenants encumbering or affecting the subject property, or the use thereof.

Ad valorem taxes for the current year have been prorated as of this date and shall be assumed, and will be paid, by the Grantee herein when due.

The effective date of this conveyance is July 30, 2026.

[remainder of page intentionally left blank]

WITNESS the signature of the undersigned on this the ____ day of July, 2026.

DAVID L. McDONALD

STATE OF MISSISSIPPI
COUNTY OF WARREN

PERSONALLY appeared before me, the undersigned authority in and for said county and state, on this the ____ day of July, 2026, within my jurisdiction, the within named, DAVID L. McDONALD, who acknowledged that he executed and delivered the above and foregoing instrument.

NOTARY PUBLIC

My Commission Expires: _____