

**OFFICE OF
BOARD OF SUPERVISORS
WARREN COUNTY, MISSISSIPPI
913 Jackson Street
Vicksburg, MS 39183-2519**

EDWARD HERRING
VICE PRESIDENT, DISTRICT 1
WILLIAM H. BANKS, JR.
DISTRICT 2
SHAWN JACKSON
DISTRICT 3
JOHN CARLISLE
DISTRICT 4



KELLE BARFIELD
PRESIDENT, DISTRICT 5
NKEMDILI LEWIS
COUNTY ADMINISTRATOR
BEVERLY JOHNSON
CHANCERY CLERK
B. BLAKE TELLER
ATTORNEY

December 31, 2024

City of Vicksburg
C/O Deborah Nickson and Douglas Whittington
1401 Walnut St
Vicksburg, MS 39180

Subject: River Park-Golding Land Property

Dear City of Vicksburg

I hope this letter finds you well. I am writing to you on behalf of Board of Supervisors, and I extend warm regards to the City of Vicksburg.

We have thoroughly enjoyed our collaboration and appreciate the continued partnership between our organizations. Your support has been instrumental in the success of our shared initiatives.

I would like to kindly bring to your attention 2024 Real Property Tax Notice for Parcel Number: 108T 29 010002000400. Attached to this letter, you will find a detailed summary balance Paid in full by Warren County Board of Supervisors in the amount of \$1,564.84. The City of Vicksburg portion of this payment is \$782.42.

If you require any additional information or would like to discuss this matter further, please feel free to contact Nkemdili Lewis at 601-634-8073. Your prompt attention to this matter is highly appreciated.

We value our partnership with the City of Vicksburg and look forward to resolving this matter amicably.

Thank you for your time and consideration.

Warm regards,

Janzi Williams
Office Manager
Warren County Board of Supervisors



AMANDA BATTLE
WARREN COUNTY TAX COLLECTOR
 PO Box 351 • VICKSBURG, MS 39181-0351
 Office 601-638-6181 • Fax 601-636-5093

FORWARDING SERVICE REQUESTED

To Pay Online Please Visit www.co.warren.ms.us

T251564 V538



EG02

*****AUTO**S-DIGIT 39180 7 2 1787 1 AV 0 545
 GOLDING LAND COMPANY VBURG PROP LLC
 101 LEE ST
 VICKSBURG MS 39180-4992



**2024 WARREN COUNTY
 REAL PROPERTY TAX NOTICE**

PLEASE INDICATE
 ANY MAILING CHANGES HERE

Please Remit To

WARREN COUNTY TAX COLLECTOR
 PO Box 351
 Vicksburg, MS 39181-0351



PPIN #	16836	Total Due	\$1,564.84
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DETACH BOTTOM PORTION TO KEEP FOR YOUR RECORDS AND RETURN TOP PORTION WITH PAYMENT

This is a *courtesy notice* of Ad Valorem taxes due. This tax notice is for Real Property located in Warren County, Mississippi. Real Property is land and any permanent structure on your property. **Taxes are Delinquent after February 1st, 2025.** It is your responsibility to ensure payment of taxes. If you have questions, please notify the Collector's office at 601-638-6181. If your mortgage company is expected to make payment, we suggest YOU confirm receipt of taxes. *"Thank you for the opportunity to serve you."*

2024 REAL PROPERTY TAX NOTICE

Parcel Number:	108T 29 010002000400	County Tax:	\$557.33
PPIN:	16836	School Tax:	\$641.38
Land Value:	\$68,000	City Tax:	\$365.98
Building Value:	\$0	Advalorem Tax:	\$1,564.69
Total Value:	\$68,000	Homestead Credit:	\$0.00
Assessed Value:	\$10,200	Net Advalorem:	\$1,564.69
Acres:	1.70	FORESTRY:	\$0.15
Tax District:	0110		
Legal Description:	LOTS: 19 THRU 24 & PT ST PLAT BOOK 1- 62 PAGE- 301 S/T/R 29-16 -03 BALFOUR DB 1630 DP 139 BLOCK 02	Total Tax Due:	\$1,564.84

COPY

Due on or before February 1st, 2025.
 Three Partial Payments may be made beginning in December.
 To Pay Online Please Visit www.co.warren.ms.us

If you have questions concerning assessments, please contact the Tax Assessor's office at 601-638-6161.

PLEASE NOTE: If you have prior year taxes, you must redeem them in the Chancery Clerk's office before paying your current taxes. Phone: 601-636-4415

MAKE CHECKS PAYABLE TO:	WARREN COUNTY TAX COLLECTOR P.O. BOX 351 VICKSBURG, MS 39181-0351	MAIN OFFICE 1009 CHERRY ST. VICKSBURG, MS 39183 OFFICE: 601-638-6181 FAX: 601-636-5093	OFFICE HOURS Monday thru Friday 8:00am - 5:00pm Excluding Holidays
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RESOLUTION AND ORDER TO PAY TAXES ON RIVERFRONT PARK

WHEREAS, Warren County has entered into an Interlocal Governmental Agreement with the City of Vicksburg to continue to serve the best interests of the taxpayers of the City of Vicksburg and Warren County through design, construction, and maintenance of a Riverfront Park for use by the public and City and County share the costs of the Park pursuant to the Agreement; and

WHEREAS, the City and County took title to the property for the Riverfront Park in January 2024 and, in consideration for the donated property, agreed to pay 2023 and 2024 ad valorem taxes due on the property; and

WHEREAS, the County paid the 2023 ad valorem taxes on the Riverfront Park property and obtained reimbursement from the City for its share of the taxes; and

WHEREAS, the parties desire to pay the 2024 ad valorem taxes on the Riverfront Park property equally and County will pay the taxes and seek reimbursement from the City for its share, same as was done for 2023 taxes.

NOW, THEREFORE, BE IT RESOLVED that Warren County shall make payment of 2024 ad valorem taxes for the Riverfront Park property which invoice is attached and the County shall submit an invoice to the City for its share of the taxes in accordance with the cost sharing interlocal agreement for design, construction, and maintenance of the Riverfront Park.

BE IT FURTHER RESOLVED that Warren County Chancery Clerk is authorized to remit payment for the 2024 ad valorem taxes due on the Riverfront Park per the invoice attached and County Administrator shall invoice the City for its share.

RESOLVED this the 16th day of December, 2024.

WARREN COUNTY BOARD OF SUPERVISORS

BY: *Kelle Barfield*
Kelle Barfield, President

COPY

ATTEST: *Beverly Johnson*
CHANCERY CLERK



SUBJ	APPROVED	
Date	Yes	No
12/16/24		
1st <i>Ethan King</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2nd <i>Walter W. Smith</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3rd	<input type="checkbox"/>	<input type="checkbox"/>
4th <i>John Carlisle</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5th <i>Kelle Barfield</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



THE STATE OF MISSISSIPPI, WARREN COUNTY

BOARD OF SUPERVISORS
DEPOSITORY FUND
P.O. BOX 351
VICKSBURG, MS 39181-0351

TRUSTMARK NATIONAL BANK
VICKSBURG MISSISSIPPI

85-27
653

138351

CHECK NO.

138351

Ref: 001-0251564 Claim No. 765

One Thousand Five Hundred Sixty-Four And 84/100
Dollars

DATE

AMOUNT

PAY TO THE ORDER OF:

12/18/2024

\$1,564.84

WARREN COUNTY TAX COLLECTOR*****

 **COPY**

NON-NEGOTIABLE

Account	Check Date	Description	Invoice	Amount
001510768	12/18/2024	RIVER PARK-GOLDING LAND PROP	PPIN#16836	1,564.84
001510768		PAR#108T29010002000400		
			Total	1,564.84

State of Mississippi

Real Property

GOLDING LAND COMPANY VBURG PROP LLC LRRMODP 75-0

Tax Year 2024

LOTS: 19 THRU 24 & PT ST

PLAT BOOK 1- 62 PAGE- 301

BALFOUR

DEED B-1630 P- 139

12/27/2018

Warren

AMANDA BATTLE

P O BOX 351

VICKSBURG

MS 39181

Paid by: WARREN CO-BOARD OF SUPERV

Drawer: 23

User: AMC

Paid: Chk# 138351

PPIN 16836-00 O	Receipt # 743085	Date: 12/19/2024
Tax District 0110 JD 0	Total Acres 1.70	Forest Acres 1.70
Parcel Number 108T 29 010002000400 PROP ADDR: OAK ST		Sec. Twn. Rng. 29 16 03

Class 1 Value True Assessed	Class 2 Value 68,000 10,200	Total Value 68,000 10,200
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241218 1641 AMANDA ROSEJC

Type of Tax	Millage	Gross Tax Amount	Regular Homestead	Special Exemption	Net Tax
COUNTY	54.6400	557.33			557.33
CITY	35.8800	365.98			365.98
SCHOOL	62.8800	641.38			641.38
FORESTRY					.15
ACCOUNT PAID IN FULL		Total Tax Due			\$1,564.84

GOLDING LAND COMPANY VBURG PROP LLC
101 LEE ST
VICKSBURG, MS 39180

Tax Amount Paid
Penalty Paid
Printer Fee Paid
Excess Bid Paid
Total Paid this Receipt
Other Tax Payments
Grand Total Paid

\$1,564.84

1,564.84
1,564.84

Received by: _____



Warren County

1009 Cherry Street, PO Box 351, Vicksburg, MS 39181-0351

Phone: 601-638-6181 Fax: 601-636-5093

APPROVED AND ACCEPTED
IN BOARD MEETING

JAN 25 2024

Kimberly Nailor, Esq.
City of Vicksburg
P.O. Box 150
Vicksburg, Mississippi 39181
(601) 631-2983

Kimberly Nailor, Esq.
City of Vicksburg
P.O. Box 150
Vicksburg, Mississippi 39181
(601) 631-2983

Indexing Instructions: Part of Sections 23, 29 and 31, Township 16 North, Range 3 East, Square "B", Augusta Raum Survey, Lots 1, 2, 3, 4, 5 & 6 Block "C", Raum Survey, Lots 19, 20, 21, 22, 23 and 24, Sq. 2, Balfour Tract, Warren County, Mississippi.

NOTICE OF LIMITATION OF USE

WHEREAS, The Mayor and Aldermen of the City of Vicksburg, Mississippi and Warren County, Mississippi own property described in Deed Book 1700 at Page 226 of the Warren County, Mississippi Land Records as described in Exhibit "A" attached hereto, which property is in Vicksburg, MS; and

WHEREAS, the City and County applied for and received funds from the Mississippi Department of Wildlife and Fisheries and Parks, Land and Water Conservation Fund for an outdoor recreation matching grant, FY2005, to enhance and improve the Riverfront Park; and

WHEREAS, said grant requires that a Limitation of Use statement be filed in the Land Records giving Notice that the property must remain in outdoor recreation use in perpetuity.

THEREFORE, it is understood and agreed by The Mayor and Aldermen of the City of Vicksburg, Mississippi and Warren County, Mississippi, owners of the property described in Exhibit "A" attached hereto, that by acceptance of the grant, the City and County fully understand the terms and conditions set forth herein and does further covenant and agree for The Mayor and Aldermen of the City of Vicksburg, Mississippi and Warren County, Mississippi, its successors and assigns, forever as follows:

The property has been developed with federal financial assistance provided by the National Park Service of the Department of the Interior, in accordance with the Land and Water Conservation Fund Act of 1965, as amended, 16 U.S.C. 4601-5 *et seq* (1970 ed.). Pursuant to a requirement of law, this property may not be converted to other than public outdoor recreation uses, whether by transfer, sale, or any other manner, without the express written approval of the Mississippi Department of Wildlife, Fisheries, and Parks and the Secretary of the Department of the Interior. By law, the Secretary shall approve such

conversion only if he finds it to be in accord with the then existing Statewide Comprehensive Outdoor Recreation Plan (SCORP) and only upon such conditions as the substitution of other recreation properties of at least equal fair market value and of reasonable equivalent usefulness and location.

LWCF Project 28-00600

This the 25th day of January 2024.

THE MAYOR AND ALDERMEN OF THE CITY OF VICKSBURG, MISSISSPPI

George Flagg, Jr.
BY: GEORGE FLAGGS, JR., MAYOR

STATE OF MISSISSIPPI
COUNTY OF WARREN

PERSONALLY appeared before me the undersigned authority in and for said jurisdiction above, the within named George Flagg, Jr., Mayor, for and on behalf of The Mayor and Aldermen of the City of Vicksburg, Mississippi, who acknowledged that he signed, executed, and delivered the foregoing instrument on the day and year therein mentioned, and having been duly authorized,

WITNESS my hand and official seal this the 25 day of January 2024,

MY COMMISSION EXPIRES: June 2, 2027
BRENDA BARTLETT
Commission Expires June 2, 2027
HINDS COUNTY

Brenda Bartlett
NOTARY PUBLIC

This the _____ day of _____ 2024.

WARREN COUNTY, MISSISSIPPI

Kelle Barfield
BY: KELLE BARFIELD, PRESIDENT

STATE OF MISSISSIPPI
COUNTY OF WARREN

PERSONALLY appeared before me the undersigned authority in and for said jurisdiction above, the within named Kelle Barfield, President, for and on behalf of Warren County Board of Supervisors, who acknowledged that she signed, executed and delivered the foregoing instrument on the day and year therein mentioned, and having been duly authorized,

WITNESS my hand and official seal this the 17th day of January 2024,

MY COMMISSION EXPIRES:

My Commission Expires Jan. 3, 2028

Beverly Johnson, Chancery Clerk
Ashley Apperman, DC
NOTARY PUBLIC



Prepared by:
Kimberly Nailor
City of Vicksburg
Post Office Box 150
Vicksburg, MS 39181
601-631-2983

Return to:
Kimberly Nailor
City of Vicksburg
Post Office Box 150
Vicksburg, MS 39181
601-631-2983

Indexing Instructions: Part of Sections 23, 29 and 31, Township 16 North, Range 3 East, Square "B", Augusta Raum Survey. Lots 1, 2, 3, 4, 5 & 6 Block "C", Raum Survey. Lots 19, 20, 21, 22, 23 and 24. Sq. 2, Balfour Tract, Warren County, Mississippi.

SPECIAL WARRANTY DEED

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

GOLDING LAND COMPANY VICKSBURG PROPERTIES, LLC, a Mississippi limited liability company
101 Lee Street
Vicksburg, Mississippi 39180
601-629-9800

does hereby convey and specially warrant unto DONEES,

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

And

WARREN COUNTY, MISSISSIPPI
913 Jackson Street
Vicksburg, Mississippi 39180
601-634-8073

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.

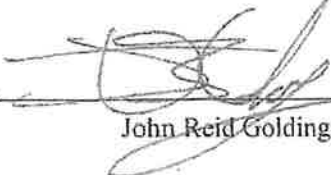
By acceptance of this Warranty Deed, Donees acknowledge and agree to the following:

1. Donor intends for the transfer of the Property to constitute a charitable donation to Donees to be used exclusively for public purposes. The spirit and expectation of the donation is that it will be used by Donees in furtherance of providing a park open to the public for recreational use and that the Property will be used solely for that purpose.
2. Donees agree that the Park shall be named for the Golding Family.
3. Donees, hereby certify, agree, and acknowledge that Donor has neither received, nor will it receive, any goods or services from Donees or any other party in return for the Property.
4. 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. Donees unconditionally agree 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, maintenance of the Property.
5. 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 held invalid or unenforceable.

Taxes for 2023 and all future ad valorem taxes shall be paid by Donees when due.

IN WITNESS WHEREOF, this instrument has been executed on this the 2nd day of January 2024.

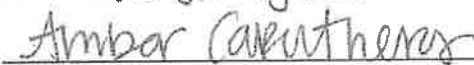
GOLDING LAND COMPANY VICKSBURG PROPERTIES, LLC

By: 
John Reid Golding, Manager

STATE OF MISSISSIPPI
COUNTY OF WARREN

PERSONALLY appeared before me the undersigned authority in and for said jurisdiction above, the within named JOHN REID GOLDING, who is the authorized representative and manager of Golding Land Company Vicksburg Properties, 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 2nd day of January 2024.


NOTARY PUBLIC

My Commission Expires April 20, 2026

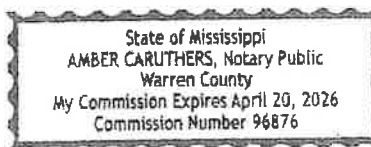


EXHIBIT A

Legal Description

Being PPIN: 16836 & 16960, Parcels 108V 29 2270B 000100 & 108T 29 01000200 0400 as recorded in Deed Book 1470 at Page 353.

PARCEL ONE: All of Block or Square "B" of the Augusta Raum Survey in the City of Vicksburg, Mississippi, a plat of which appears in Deed Book JJ at Page 358 of the Deed Records of Warren County, Mississippi. Said property also appears as Square "B" of the Vicksburg Wharf and Land Company's Resurvey and a plat of same is of record in the office of the Clerk of the Chancery Court in Deed Book 69 at Page 140 to 142 inclusive.

PARCEL TWO: Certain lots or portion of ground fronting on the West side of Pearl Street between Lee and Johnson Streets in the City of Vicksburg, Mississippi, bounded and described as follows: That part of Lots I, 2, 3, 4, 5 and 6 in Block "C" of the certain survey known as the Raum Survey, a plat of which said Raum Survey is duly recorded in Book JJ at Page 358 of the Land Records in the office of the Clerk of the Chancery Court of said County, lying Easterly of the Illinois Central Railroad Company's (formerly the Yazoo and Mississippi Valley Railroad Company) Easterly right of way line, said right of way line being 50 feet perpendicularly distant Easterly from the center line of said railroad company's southbound main tract as now located, containing an area of 34,276 square feet, more or less.

Also that alley which runs through the center of Block "B" of the property above conveyed and all that portion of Johnson Street which lies West of the West boundary line of Mulberry Street (sometimes known as Oak Street) and East of a line which runs parallel with and 50 feet East of the center line of the main line of the Illinois Central Railroad Company running through Block "C" of said Augusta Raum Survey, and also all that part of Pearl Street which lies between the North line of Lee Street and the North line of Johnson Street referred to above.

PARCEL THREE: All of Lots 19, 20, 21, 22, 23 and 24 of square 2 of the Balfour Tract or Survey as same is shown by plat or map recorded in Book 62 at Page 301 of the Land Records in the office of the Chancery Clerk of Warren County, Mississippi. Together with all buildings and improvements of every kind, character and nature located on or affixed to the above described property.

Further Described by recent survey as follows:

Beginning at the Southeasterly corner of Lot 1, Block "B", Augusta Raum, Deed Book JJ at Page 358 of the Land Records of Warren County, Mississippi; said point at the intersection of the West line of Oak Street with the North Line of Lee Street; thence run with said Lee Street right-of-way, N 69° 43' 42" W, a distance of 432.72' to a point in the east line of a Railroad Right-of-way and the southwest corner of Lot 1, Block "C" Augusta Raum; thence turn, leaving Lee Street and

run with said railroad right-of-way, N 14⁰ 45'00" E, a distance of 406.76' to a point intersecting the north right-of-way of Johnson Street; thence turn, leaving said railroad and run with Johnson Street, S 69⁰ 44'00" E, a distance of 168.53' to a point at the Southwest corner of Lot 19, Square 2, Balfour Survey, Deed Book 62 at Page 301 of said records and a point in the East right-of-way of Pearl Street; thence turn, leaving Johnson Street and run with Pearl Street, N 12⁰ 39'00" E, a distance of 339.70' to a point in the south line of Rigby Street and the Northwest Corner of Lot 24, Balfour Survey; thence turn and run with Rigby Street, S 69⁰ 44'00" E, a distance of 158.00' to a point at the Northeast corner of said Lot 24; thence turn and run S 16⁰ 42'00" W, a distance of 337.30' to a point at the Southeast corner of said Lot 19 and a point in the north right-of-way of Johnson Street; thence turn and run with Johnson Street, S 69⁰ 44'00" E, a distance of 168.00' to a point in the West right-of-way of Oak Street; thence turn and run with Oak Street S 20⁰ 04'40" W, a distance of 404.97' to the Point of Beginning.

And further described as the property conveyed by Warranty Deed filed in Book 1630 at Page 139 of the Land Records of Warren County, Mississippi.

LWCF 28-00600 Vicksburg Riverfront Park Conversion (Replacement Land)

~5.4 Acres, Oak Street and Lee Street, Vicksburg, MS
 Sections 29, Township 16 North, Range 3 East, Warren County
 Latitude 32°19'38.0"N, Longitude 90°53'35.0"W

Matt C. Roberts Date: *11/28/2022*
 Matt Roberts Ph.D. Alternate State Liaison Officer

LWCF Legal Description:

Beginning at the Southeast corner of Lot 1, Block "B", Augusta Raum, Deed Book JJ at Page 358 of the Land Records of Warren County, Mississippi; said point at the intersection of the West line of Oak Street with the North Line of Lee Street; thence run with said Lee Street right-of-way, N 69°43'42" W, a distance of 432.72' to a point in the east line of a Railroad Right-of-way and the southwest corner of Lot 1, Block "C" Augusta Raum; thence turn, leaving Lee Street and run with said railroad right-of-way, N 14°45'00" E, a distance of 406.76' to a point intersecting the north right-of-way of Johnson Street; thence turn, leaving said railroad and run with Johnson Street, S 69°44'00" E, a distance of 168.53' to a point at the Southwest corner of Lot 19, Square "2", Balfour Survey, Deed Book 62 at Page 301 of said records and a point in the East right-of-way of Pearl Street; thence turn, leaving Johnson Street and run with Pearl Street, N 12°39'00" E, a distance of 339.70' to a point in the south line of Rigby Street and the Northwest Corner of Lot 24, Balfour Survey; thence turn and run with Rigby Street, S 69°44'00" E, a distance of 158.00' to a point at the Northeast corner of said Lot 24; thence turn and run S 16°42'00" W, a distance of 327.30' to a point at the Southeast corner of said Lot 19 and a point in the north right-of-way of Johnson Street; thence turn and run with Johnson Street, S 69°44'00" E, a distance of 168.00' to a point in the West right-of-way of Oak Street; thence turn and run with Oak Street S 20°04'40" W, a distance of 404.97' to the Point of Beginning.

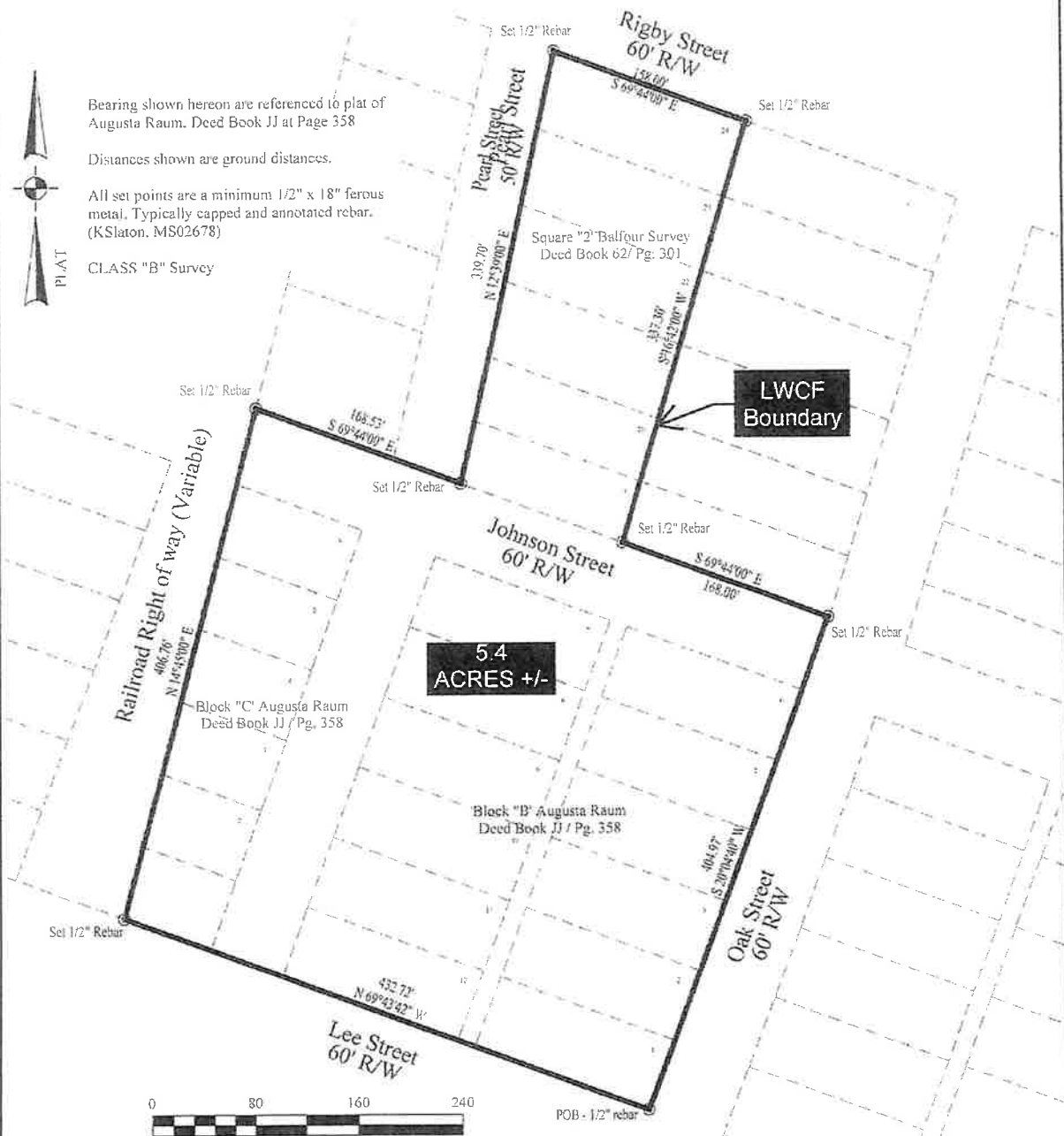


Bearing shown hereon are referenced to plat of Augusta Raum, Deed Book JJ at Page 358

Distances shown are ground distances.

All set points are a minimum 1/2" x 18" ferrous metal. Typically capped and annotated rebar. (KSlaton, MS02678)

CLASS "B" Survey



January 2, 2024

Re: Acknowledgment of Contribution

To Golding Land Company Vicksburg Properties, LLC:

This will acknowledge your contribution of real property described on Exhibit A to the undersigned, which was received during the calendar year 2024. No goods or services were provided in exchange for your contribution.

CITY OF VICKSBURG, a Mississippi
municipal corporation

By:



Title:

Mayor

WARREN COUNTY, a political subdivision
of the State of Mississippi

By:



Title:

President

REAL PROPERTY DONATION AGREEMENT

IN CONSIDERATION of the mutual and reciprocal promises of the parties and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows effective as of the date that the last party executes this Agreement (the "Effective Date"):

1. Donor is GOLDING LAND COMPANY VICKSBURG PROPERTIES, LLC, a Mississippi limited liability company. Donees are the CITY OF VICKSBURG, a Mississippi municipal corporation, and WARREN COUNTY, a political subdivision of the State of Mississippi.
2. As of the Effective Date, Donor has donated that certain real property located adjacent to Oak Street, Vicksburg, Mississippi and containing approximately 5.4 acres more or less, all as further described in Exhibit A hereto (the "Property") to Donees.
3. Donor hereby certifies that it has or will obtain an appraisal from an independent qualified appraiser establishing the fair market value of the Property as of the Effective Date (the "Appraisal").
4. Donor intends for the transfer of the Property to constitute a charitable donation to Donees to be used exclusively for public purposes. The spirit and expectation of the donation is that it will be used by Donees in furtherance of providing a park open to the public for recreational use and that the Property will be used solely for that purpose.
5. Donees agree that the Park shall be named for the Golding Family.
6. Donees hereby acknowledge Donor's intention to claim a charitable contribution deduction in connection with its donation of the Property to Donees and Donor's donative intent.
7. Donees, hereby certify, agree, and acknowledge that Donor has neither received, nor will it receive, any goods or services from Donees or any other party in return for the Property described in Exhibit A.
8. 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. Donees unconditionally agree 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, maintenance of the Property.

9. Donees hereby covenant and agrees to take all steps reasonably requested by Donor (at Donor's cost and expense) in connection with its claiming of a charitable contribution deduction, including without limitation, signing IRS Form 8283 promptly following Donor's request.
10. If any provision of this Agreement is held invalid or unenforceable by and court of competent jurisdiction, the other provisions of this Agreement will remain in full force and effect. Any provision of this Agreement held invalid or unenforceable only in part or degree will remain in full force and effect to the extent not held invalid or unenforceable.
11. This Agreement may be executed in counterparts, and all counterparts together shall be deemed to be a single Agreement. Further, this Agreement may be signed and delivered by facsimile or electronic scan, and such faxed or scanned Agreements (with faxed or scanned signatures) shall be deemed to be originals.

IN WITNESS WHEREOF, the parties have executed this instrument on the Effective Date, as provided herein.

DONOR

GOLDING LAND COMPANY
VICKSBURG PROPERTIES, LLC

BY: 

John Reid Golding, Manager

DATE: 1-2-24

DONEES

CITY OF VICKSBURG,
a Mississippi municipal corporation

BY: 

DATE: January 2, 2024

WARREN COUNTY,
a political subdivision of Mississippi

BY: 

DATE: 1-2-24

EXHIBIT A

Legal Description

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PARCEL ONE: All of Block or Square "B" of the Augusta Raum Survey in the City of Vicksburg, Mississippi, a plat of which appears in Deed Book JJ at Page 358 of the Deed Records of Warren County, Mississippi. Said property also appears as Square "B" of the Vicksburg Wharf and Land Company's Resurvey and a plat of same is of record in the office of the Clerk of the Chancery Court in Deed Book 69 at Page 140 to 142 inclusive.

PARCEL TWO: Certain lots or portion of ground fronting on the West side of Pearl Street between Lee and Johnson Streets in the City of Vicksburg, Mississippi, bounded and described as follows: That part of Lots 1, 2, 3, 4, 5 and 6 in Block "C" of the certain survey known as the Raum Survey, a plat of which said Raum Survey is duly recorded in Book JJ at Page 358 of the Land Records in the office of the Clerk of the Chancery Court of said County, lying Easterly of the Illinois Central Railroad Company's (formerly the Yazoo and Mississippi Valley Railroad Company) Easterly right of way line, said right of way line being 50 feet perpendicularly distant Easterly from the center line of said railroad company's southbound main tract as now located, containing an area of 34,276 square feet, more or less.

Also that alley which runs through the center of Block "B" of the property above conveyed and all that portion of Johnson Street which lies West of the West boundary line of Mulberry Street (sometimes known as Oak Street) and East of a line which runs parallel with and 50 feet East of the center line of the main line of the Illinois Central Railroad Company running through Block "C" of said Augusta Raum Survey, and also all that part of Pearl Street which lies between the North line of Lee Street and the North line of Johnson Street referred to above.

PARCEL THREE: All of Lots 19, 20, 21, 22, 23 and 24 of square 2 of the Balfour Tract or Survey as same is shown by plat or map recorded in Book 62 at Page 301 of the Land Records in the office of the Chancery Clerk of Warren County, Mississippi. Together with all buildings and improvements of every kind, character and nature located on or affixed to the above described property.

Further Described by recent survey as follows:

Beginning at the Southeasterly corner of Lot 1, Block "B", Augusta Raum, Deed Book JJ at Page 358 of the Land Records of Warren County, Mississippi; said point at the intersection of the West line of Oak Street with the North Line of Lee Street; thence run with said Lee Street right-of-way, N 69° 43' 42" W, a distance of 432.72' to a point in the east line of a Railroad Right-of way and the southwest corner of Lot 1, Block "C" Augusta Raum; thence turn, leaving

Lee Street and run with said railroad right-of-way, N 14° 45' 00" E, a distance of 406.76' to a point intersecting the north right-of-way of Johnson Street; thence turn, leaving said railroad and run with Johnson Street, S 69° 44' 00" E, a distance of 168.53' to a point at the Southwest corner of Lot 19, Square 2, Balfour Survey, Deed Book 62 at Page 301 of said records and a point in the East right-of-way of Pearl Street; thence turn, leaving Johnson Street and run with Pearl Street, N

12° 39' 00" E, a distance of 339.70' to a point in the south line of Rigby Street and the Northwest Corner of Lot 24, Balfour Survey; thence turn and run with Rigby Street, S 69° 44' 00" E, a distance of 158.00' to a point at the Northeast corner of said Lot 24; thence turn and run S 16° 42' 00" W, a distance of 337.30' to a point at the Southeast corner of said Lot 19 and a point in the north right-of-way of Johnson Street; thence turn and run with Johnson Street, S 69° 44' 00" E, a distance of 168.00' to a point in the West right-of-way of Oak Street; thence turn and run with Oak Street S 20° 04' 40" W, a distance of 404.97' to the Point of Beginning.

And further described as the property conveyed by Warranty Deed filed in Book 1630 at Page 139 of the Land Records of Warren County, Mississippi.

SUBJ	APPROVED	
	Yes	No
Date 1/2/24		
1st <i>[Signature]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2nd <i>[Signature]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3rd <i>[Signature]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4th <i>[Signature]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5th <i>[Signature]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EXHIBIT A

Legal Description

Being PPIN: 16836 & 16960, Parcels 108V 29 2270B 000100 & 108T 29 01000200 0400 as recorded in Deed Book 1470 at Page 353.

PARCEL ONE: All of Block or Square "B" of the Augusta Raum Survey in the City of Vicksburg, Mississippi, a plat of which appears in Deed Book JJ at Page 358 of the Deed Records of Warren County, Mississippi. Said property also appears as Square "B" of the Vicksburg Wharf and Land Company's Resurvey and a plat of same is of record in the office of the Clerk of the Chancery Court in Deed Book 69 at Page 140 to 142 inclusive.

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