

Prepared by and Return to:

Nancy Thomas  
City of Vicksburg  
Post Office Box 150  
Vicksburg, MS 39181  
601.631.2983

Indexing Instructions:  
Pt Lot 207, Square 31  
Vicksburg Proper

### QUITCLAIM DEED AND EASEMENT

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

Grantor: The Mayor and Aldermen of the City of Vicksburg, MS  
1401 Walnut Street  
Vicksburg, MS 39180  
601-634-4553

a municipality created pursuant to the laws of the State of Mississippi, does hereby sell, convey and quitclaim unto

Grantee: 1311, LLC  
820 South Street  
Suite 501  
Vicksburg, MS 39180

310-505-0055

All of its right, title and interest in that certain lot, tract or parcel of land lying and being situated in the County of Warren, State of Mississippi, more particularly described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

Indicating Property Conveyed as 1072.01 SF Purchase Area

The above described property is a portion of property designated as PPIN 018478.

Grantee agrees and covenants that the property herein conveyed will be utilized for an entry court, staircase and elevator to support the residential apartments to constructed and that the project will be complete on or before two (2) years from the date of this conveyance, unless this time period is extended by agreement of the Grantor and Grantee. Grantee further agrees and covenants that material construction of the project will begin within 180 days of this conveyance, unless otherwise extended by the City. In the event that Grantee fails to complete the project within two (2) years, or within an extension of time as approved by the City of Vicksburg, the title to the property shall revert to the City of Vicksburg and such reversionary right shall be evidenced by a Certificate of Reversion which will be filed in the Warren County, Mississippi, Land Records. In the event that the City of Vicksburg exercises it right of reverter, all title to the property reverting to the Grantor shall be free and clear of any liens, encumbrances or mortgages of any kind. The Grantor is by no means subordinating its reversionary rights and its rights to acquire fee simple title to the property to the rights of any third parties. At the completion of said project, the City will file a Certificate of Completion in the Warren County, Mississippi, Land Records which will extinguish its right to any reversionary interest.

The Grantee may not sell, lease or otherwise transfer the herein described property without the prior written consent and approval of the City of Vicksburg until the Certificate of Completion is filed in the Warren County, Mississippi, Land Records.

This conveyance is subject to any and all easements shown by plat of record or recorded in the Land Records in the office of the Chancery Clerk of Warren County, Mississippi. Grantee agrees to be responsible for the maintenance of the storm drain that crosses the property herein conveyed.

The Grantor reserves any and all oil, gas and mineral interests in, on and under the conveyed property together with the right of ingress and egress to remove same.

Also granted herein is a perpetual and permanent Easement for access and storage noted as the Easement Area of 317.16 SF, more specifically described on the attached Exhibit "A" .

IN WITNESS WHEREOF, this instrument has been executed on this the \_\_\_\_ of \_\_\_\_\_ 20 \_\_\_\_.

THE MAYOR AND ALDERMEN OF  
THE CITY OF VICKSBURG, MS

By: \_\_\_\_\_  
GEORGE FLAGGS, JR., MAYOR

AGREED AND ACCEPTED:  
1311, LLC

By: Thomas R. Cantwell, Jr., Manager

STATE OF MISSISSIPPI  
COUNTY OF WARREN

PERSONALLY appeared before me the undersigned authority in and for said jurisdiction above, the within named GEORGE FLAGGS, 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 to do so.

WITNESS my hand and official seal this the \_\_\_\_\_ day of \_\_\_\_\_ 2017.

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

STATE OF MISSISSIPPI  
COUNTY OF WARREN

PERSONALLY appeared before me the undersigned authority in and for said jurisdiction above, the within named, Thomas R. Cantwell, Jr. who is the Manager of 1311, LLC, who acknowledged that he signed, executed and delivered the foregoing instrument on the day and year therein mentioned.

WITNESS my hand and official seal this the \_\_\_\_\_ day of \_\_\_\_\_  
2017.

\_\_\_\_\_  
NOTARY PUBLIC

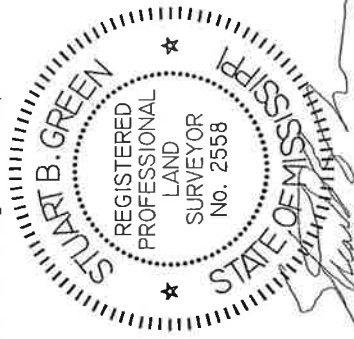
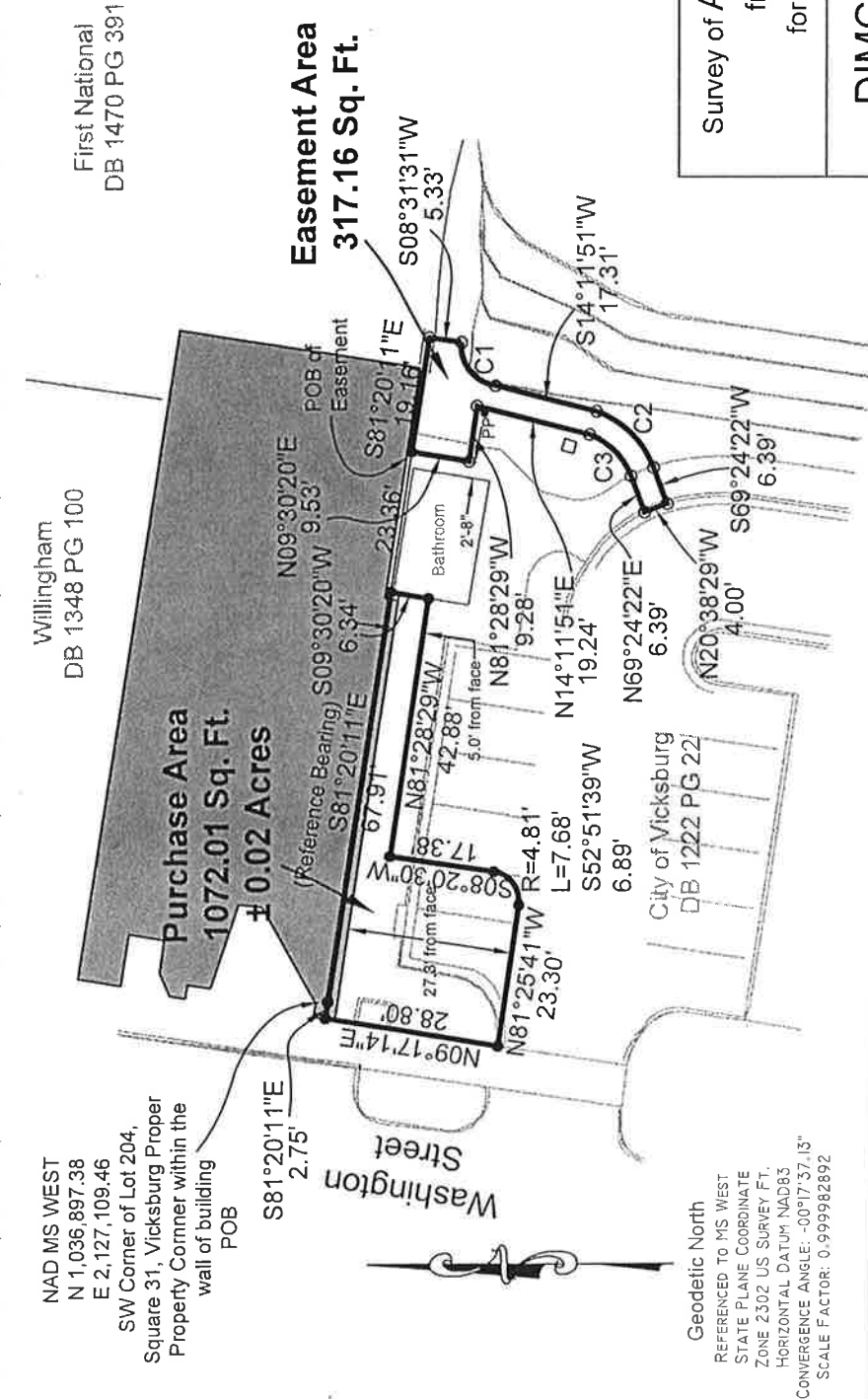
MY COMMISSION EXPIRES:

\_\_\_\_\_

Beginning at the Southwest Corner of Lot 204, Square 31, Vicksburg Proper, thence S 81°20'11"E, 67.91 feet; thence S 09°30'20"E, 6.34 feet to a point 5 feet south of a building face; thence along a line being 5 feet south and parallel to said building face, N 81°28'29"W, 42.88 feet; thence S 08°20'30"W, 17.38 feet; thence along a curve to the right having a radius of 4.81 feet, a length of 7.68 feet, and a chord bearing and distance of S 52°51'39"W, 6.89 feet; thence N 81°25'41"W, 23.30 feet; thence N 09°17'14"E, 28.80 feet; thence S 81°20'11"E, 2.75 feet to the POINT OF BEGINNING, being 1072.01 Sq. Ft., or 0.02 Acres, more or less, and being part of tax parcel 094P 19 001031006300 as recorded in Deed Book 1222, at Page 22 of the Land Records of Warren County, Mississippi.

#### Storage and Access Easement

Commencing at the Southwest Corner of Lot 204, Square 31, Vicksburg Proper, thence S 81°20'11"E, 91.27 feet to the POINT OF BEGINNING; thence continue S 81°20'11"E, 19.16 feet; thence S 08°31'31"W, 5.33 feet; thence along a curve to the left, having a length of 10.08 feet, a radius of 15.74 feet, and a chord of S 51°49'36"W, 9.15 feet; thence S 14°11'51"W, 17.31 feet; thence along a curve to the right, having a length of 13.65 feet, a radius of 15.74 feet, and a chord of S 44°33'43"W, 13.22 feet; thence S 69°24'22"W, 6.39 feet to an existing face of curb; thence N 20°38'29"W, 4.00 feet to an existing face of curb; thence N 69°24'22"E, 6.39 feet; thence along a curve to the left, having a length of 10.00 feet, a radius of 11.74 feet, and a chord of N 44°59'54"E, 9.70 feet; thence N 14°11'51"E, 19.24 feet; thence N 81°28'29"W, 9.28 feet; thence N 09°30'20"E, 9.53 feet to the POINT OF BEGINNING, containing 317.16 Sq. Ft.



#### Certificate

I, Stuart B. Green, Registered Professional Surveyor, do hereby certify that I have caused a survey to be made on the herein described and platted property, that it meets the Standards of Practice for Surveyors in Mississippi for a Class "B" Survey, and that the same is true and correct to the best of my knowledge and belief.

Dated this day, July 5, 2017  
Stuart B. Green, PLS #2558

Class "B" Survey

Survey of Additional Lands and Easement  
from the City of Vicksburg  
for 1311 Washington Street

**DIMCO, Inc.**  
1012 Ryan Street  
Vicksburg, MS 39180

Fax: 601-634-0299 Phone: 601-634-0298

Scale: 1"=30' Date: 08/07/17

A-Cad: QM Ck.: SG Job: 1161 City of Vicksburg Warren County, MS

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	10.08	6.69	S51°49'36"W	9.15'
C2	13.65	15.74	S44°33'43"W	13.22'
C3	10.00	11.74	N44°59'54"E	9.70'

Fig. A