

Library 2023 LANDROLL
 FAIRGROUND DEVELOPMENT CO LLC Parcel D10 000001 00000 PPIN 5817
 Alt Parcel
 Exempt Code JD 0 Tax District 216
 Subdivision

P O BOX 55809 Neighborhood Map
 JACKSON MS 39296 5809 St Addr
 Sect/Twn/Rng 36 06 01 Blk
 Cls C-Acres C-Value U-Acres U-Value T-Acres Improved True Assessed
 1
 2 .25 210 127.75 32580 128.00 32790 4919
 .25 210 127.75 32580 128.00 32790 4919
 Homestead Type 1=O65 2=DAV 3=DIS 4=Reg Reg 100 DAV
 Mtg Group Eligible C11 N (Y/N)
 New Value Added F-Fire O-Override Deed Bk 1005 Pg 210 Ext
 Drainage Code Benefit Price Total Deed Date 1 22 2003 Type NC
 Current 2022 Yr Added
 L 32790 32790
 B Chged 12 13 2007
 Levee Benefits X = Use1 8300 Use2 8300 TCSSD
 F3-NEXT PARCEL F5-LEGAL F6-ADDENDUM F7-DEEDS F8-FLAGS F9-OPTIONS F24-EXIT
 F3 Next Record, Page-Up Prev Record, F13 Paperlink

Book	Page	Extension	Date	Type
1005	210		1 22 2003	NC
925	207		10 6 2000	

Library 2023 LANDROLL

FAIRGROUNDS DEVELOPMENT CO LLC

Parcel D09P000001 00000

PPIN 5813

Alt Parcel

Exempt Code

JD 0 Tax District 216

Subdivision

P O BOX 55809

Neighborhood

Map

JACKSON MS 39296 5809 St Addr

Sect/Twn/Rng 01 05 01 Blk

Cls C-Acres C-Value U-Acres U-Value T-Acres Improved True Assessed

1								
2		172.96	3460	172.96			3460	519
		172.96	3460	172.96			3460	519

Homestead Type 1=O65 2=DAV 3=DIS 4=Reg Reg 100 DAV

Mtg Group Eligible C11 N (Y/N)

New Value Added F-Fire O-Override Deed Bk 1005 Pg 210 Ext

Drainage Code Benefit Price Total Deed Date 1 22 2003 Type NC

Current 2022 Yr Added

L 3460 3460

B Chged 1 27 2003

Levee Benefits X = Use1 8300 Use2 8300 TAPS

F3-NEXT PARCEL F5-LEGAL F6-ADDENDUM F7-DEEDS F8-FLAGS F9-OPTIONS F24-EXIT

F3 Next Record, Page-Up Prev Record, F13 Paperlink

Parcel D09P000001 00000

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Indexing Instructions:
N½, §1, T5N, R1E, and §2, T5N, R1E
of CL Pearl River, & S½, §36, T6N, R1E,
Rankin County, Mississippi

Prepared By:
William C. Smith, Jr.
Taylor, Covington & Smith, P.A.
P.O. Box 3509
Jackson, MS 39207-3509
(601) 969-7817

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid; and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **SOUTHWEST ROYALTIES, INC., a Delaware Corporation, successors in title of Love Petroleum Company and Espero Energy Corporation, by merger**, Grantor, does hereby sell, convey, and warrant unto **JOHN W. McGOWAN**, Grantee, the following described land and property lying and being situate in Rankin County, Mississippi, and being more particularly described as follows, to-wit:

See Exhibit "A" attached hereto and made a part hereof by reference.

IT IS AGREED AND UNDERSTOOD that ad valorem taxes for the current year will be assumed by the Grantee herein.

THIS CONVEYANCE is made subject to any valid and subsisting recorded oil, gas or mineral leases, royalty reservations or conveyances, rights of way or easements, and covenants affecting subject property.

THIS CONVEYANCE and the warranty herein contained is subject to the following:

1. Ad valorem taxes for the year 2000, not due and payable until January 1, 2001.
2. All applicable zoning ordinances of the governmental authority having jurisdiction over the above described property.
3. Terms and conditions of Right-of-Way dated December 8, 1933, to United Gas Public Service Company, recorded in Book 102 at Page 77.
4. Terms and conditions of Right-of-Way dated December 7, 1939, to United Gas Pipe Line Company, recorded in Book L9 at Page 51.
5.
 - a. Terms and conditions of Gas Storage Agreement dated March 1, 1954, to United Gas Pipe Line Company, recorded in Book 142 at Page 135, amended in Book L130 at Page 12.
 - b. Terms and conditions of Gas Storage Agreement dated March 1, 1954 to United Gas Pipe Line Company, recorded in Book 142 at Page 139.
6. Terms and conditions of Easement dated December 13, 1965, recorded in Book 217 at Page 525, to Dennis Brothers Contractors.
7.
 - a. Terms and conditions of Easement dated September 8, 1967, to Rankin Hinds Pearl River Flood and Drainage Control, recorded in Book 234 at Page 119.
 - b. Terms and conditions of Easement dated February 23, 1965, to Rankin Hinds

Pearl River Flood and Drainage Control District, recorded in Book 1556 at Page 287 (Hinds County First Judicial District) and in Book 368 at Page 386 (Rankin County). Contains a Release of Damages Clause. Corrected by Correction Easement dated June 13, 1978, recorded in Book 368 at Page 21.

- c. Terms and conditions of Easement dated February 23, 1965, to Rankin Hinds Pearl River Flood and Drainage Control District, recorded in Book 369 at Page 319. Contains a Release of Damages Clause. Corrected by Correction Easement dated June 13, 1978, recorded in Book 368 at Page 21. The easement of record in Hinds County in Deed Book 1556 at Page 287 was filed in Rankin County originally in Deed Book 368 at Page 386. This is the document (Book 1556 Page 287) corrected in Book 368 at Page 021.
- 8. Terms and conditions of Right-of-Way dated April 26, 1978; to YMCA, recorded in Book 365 at Page 348.
- 9. Terms and conditions of Easement dated June 13, 1978, to John Reimers, et al, recorded in Book 368 at Page 8.
- 10. Terms and conditions of Easement dated September 2, 1982 to City of Jackson, Mississippi, recorded in Book 460 at Page 358.
- 11. Levies, Taxes, Assessments, Betterments and Benefits of Rankin-Hinds Pearl River Flood and Drainage Control District for the year 2000 and subsequent years. No bonds outstanding.
- 12. Any part of the conveyed property lying within the Right-of-Way of any public road.
- 13. Riparian and other rights vested in others by virtue of the fact that part of conveyed property borders the Pearl River and Old River runs.
- 14. Any part of the conveyed property lying within Hinds County, Mississippi.

WITNESS OUR SIGNATURE this the 2 day of October, 2000.

SOUTHWEST ROYALTIES, INC., a Delaware corporation, successor in title to Love Petroleum Company and Espero Energy Corporation, by merger

By: [Signature]
Name: H. H. Wommack, III
Title: Chairman

STATE OF Texas
COUNTY OF Midland

PERSONALLY appeared before me, the undersigned authority in and for the said county and state on this 2 day of October, 2000, within my jurisdiction, the within named H. H. Wommack, III, who acknowledged that he/she is Chairman of SOUTHWEST ROYALTIES, INC, a Delaware corporation, being successor in title to Love Petroleum Company and Espero Energy Corporation, by merger, and that for and on behalf of the said corporation, and as its act and deed he/she executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

[Signature]
NOTARY PUBLIC



GRANTOR'S ADDRESS:

407 N. Big Spring
Midland, TX 79701
Telephone: 1-800-433-7945

GRANTEE'S ADDRESS:

P.O. Box 56809
Jackson, MS 39296-5809
Telephone: (601) 982-3444

U:\usr\people\Shawn\WCS\Cox\Southwest Royalties\Warranty Deed.wpd

EXHIBIT "A"

Begin at the SE corner of Section 1, T5N, R1E, Rankin County, Mississippi; thence go N 1°30' E along East line of Sec 1 for 2631.75' to East-West ½ Sec line Sec 1, go N 89°36' W along East-West ½ Sec line for 1377.80 feet to **POINT OF BEGINNING** from Point of Beginning go N 89°36' W along East-West ½ Sec line for 5014.09' to CL Pearl River; thence along CL as follows: N 15°46'50"W for 431.72 feet N 26°45'50"E for 643.99 feet; N 51°09'30"E for 494.29 feet; N 66°34'15"E for 490.43 feet; N 42°34'50"E for 502.49 feet; N 62°10'30"E for 407.06 feet; S 86°25'25" E for 480.94 feet; S 73°22'45" E for 349.61 feet; N 89°04'06"E for 615.08 feet; N 62°01'14"E for 362.35 feet; N 38°23'45" E for 338.12 feet; N 6°32'47"E for 307.00 feet; N 79°07' W for 264.76 feet; N 85° 48' W for 340.92 feet; N 66°41'42"W for 707.74 feet; N 23°57'45"W for 492.44 feet; N 16°55' E for 1834 feet to East-West ½ Sec line Sec 36 T6N R1E, thence go S 89° 52' East along East-West ½ Sec line for 2437.35 feet to the Desc. line of American Creosoting Corporation to W.C. Avery Body Company: Book 166 Page 400, thence go S 5°35'23"W for 168.20 feet, S 50°04'23"W for 254.20 feet, S 12°58'30"W for 216.30 feet; S 20°11'15"E for 499.90 feet, S 10°10'45"E for 532.20 feet, S 22°02'31"W for 668.26 feet, S 34°14'04"E for 519.78 feet, S 3°42'44"W for 740.16 feet, S 23°42'52"E for 539.42 feet, S 9°09'15"E for 199.70 feet, thence by plat of Love Petroleum Company to Flowood Corporation, Book 110 Page 504, S 2°05'W for 886.00 feet, S 50°06'W for 555.36 feet to **POINT OF BEGINNING**, containing 402.31 acres, more or less, in N ½ Sec 1, T5N, R1E, Sec 2, T5N, R1E of CL Pearl River, and S ½ Sec 36, T6N, R1E of Pearl River, Rankin County, Mississippi.

LESS AND EXCEPT: (Book 365 Page 345)

PARCEL NO. 1: Commence at the center of Section 2, Township 5 North, Range 1 East, Hinds County, Mississippi and run thence East 1667 feet more or less to the center line of the Old Pearl River Run and the line between Hinds and Rankin County, Mississippi, run thence Northerly along said river centerline 25 feet to the point of beginning of the property herein intended to be conveyed; run thence North 89°44' East, 20 feet; thence North 11° 44' East, 185 feet; thence South 30°00' East, 210 feet; thence North 89°44' East, 45 feet; thence North 11°44' East, 175 feet; thence South 78°16' East, 45 feet; thence North 11°44' East, 415 feet; thence North 14°43' West, 170 feet; thence North 75°17' East, 75 feet; thence North 14°43' West, 250 feet; thence South 46°32' West, 80 feet; thence South 25°53' West, 345 feet, thence North 14°43' West, 200 feet, to the aforementioned centerline of the Old Pearl River Run; thence Southerly along the said centerline of the old river run, 920 feet more or less to the point of beginning. Said property being located in NE 1/4, Section 2, Township 5 North, Range 1 East, Rankin County, Mississippi and containing 6.0 acres, more or less.

PARCEL NO. 2: LEVEE EASEMENT PROPERTY. Commence at the center of Section 2, Township 5 North, Range 1 East, Hinds County, Mississippi, and run thence East, 1809 feet to the West line of the Pumping Station property; thence North 11°44' East, 140 feet to the North line of said Pumping Station property and the Point of Beginning; continue thence North 11°44' East, 115 feet; thence South 78°16' East, 45 feet; thence North 11°44' East, 415 feet; thence North 14°43' West, 170 feet; thence North 75°17' East, 75 feet; thence North 14°43' West, 250 feet; thence North 75°17' East, 115 feet to the centerline of the Pearl River Levee; thence South 14°43' East, along centerline of said Levee, 480 feet; thence South 11°44' West, 550 feet to the aforementioned North line of the Pumping Station property; thence North 78°16' West, 245 feet to the Point of Beginning; said property being located in the NE¼, Section 2, Township 5 North, Range 1 East, Rankin County, Mississippi, and containing 4.0 acres, more or less.

LESS AND EXCEPT: (Book 365 Page 484)

Commencing at the concrete monument marking the East ROW line of Highway I-55

and the South ROW line of Fortification Street Extended; thence South 65°56' East 723.95 feet along said ROW, thence South 62°23' East along said ROW 24.2 feet to the West ROW of East River Place Street, thence South 62°23' East 21.9 feet to the Point of Beginning and the centerline of the Old Pearl River Run, thence continue on the last mentioned call 38.1 feet to the East ROW of East River Place Street, thence Southwesterly along the arc of a curve having a delta angle of 84° 00' and a radius of 113.50 feet 114.5 feet more or less to the centerline of the Old Pearl River Run, thence North 32°08' East along said centerline 10.0 feet, thence North 35°14' East along said centerline 40.5 feet, thence North 36°54' East along said centerline 34.5 feet, thence North 41°54' East along said centerline 12.5 feet to the Point of Beginning. Parcel of land being situated in the Northeast ¼ of Section 2, Township 5 North, Range 1 East, Rankin County, Mississippi.

LESS AND EXCEPT: (Book 365 Page 353)

Commence at the center of Section 2, T5N, R1E, Hinds County, Mississippi and run thence East 1667 feet more or less to the centerline of the Old Pearl River run and the line between Hinds and Rankin County, Mississippi; run thence Northerly along said River centerline 25 feet; thence North 89°44' East 20 feet; thence North 11°44' East 185 feet; thence South 30° 00' East 210 feet; thence North 89° 44' East 45 feet; thence North 11°44' East 175 feet; thence South 78°16' East 45 feet; thence North 11°44' East 415 feet; thence North 14°43' East 170 feet; thence North 75°17' East 75 feet; thence North 14°43' East 250 feet; thence South 46°32' West 80 feet to the point of beginning; thence South 25°53' West 345 feet; thence North 14°43' West 32 feet more or less to the East edge of the Y.M.C.A. Bike Trail, thence North 36°13' East along said East edge of the Y.M.C.A. Bike Trail 122.0 feet; thence North 28°25' East 210.7 feet to the point of beginning. Said property being located in the NE ¼ of Section 2, T5N, R1E, Rankin County, Mississippi.

LESS AND EXCEPT: (Book 439 Page 259)

Commencing at the center of Section 2, Township 5 North, Range 1 East, Hinds County, Mississippi, run thence East 1667.0 feet to the centerline of the Old Pearl River Run, and the line between Hinds and Rankin Counties, Mississippi; thence Northerly along said river centerline 25.0 feet; thence North 89°44' East 20.0 feet; thence North 11°44' East 185.0 feet; thence South 30°00' East 210.0 feet; thence North 89°44' East 45.00 feet; thence North 11°44' East 175.00 feet; thence South 78°16' East 45.00 feet; thence North 11°44' East 47.81 feet; thence South 77°10' East 31.07 feet to the POINT OF BEGINNING, said point being the radius point of a cul-de-sac having a radius of 55.00 feet; continue thence, at a distance of 25.0 feet either side of a centerline described as follows: South 77°10' East 30.00 feet; thence North 12°50' East 280.70 feet to the point of a curvature of a curve to the left, said curve having a delta angle of 26°38' and R=422.48 feet; thence around said curve a distance of 196.38 feet; thence North 13°48' West 159.26 feet to the point of curvature of a curve to the right, said curve having a delta angle of 12°25' and R=459.63 feet; thence around said curve a distance of 99.61 feet; thence North 01°23' West 146.59 feet to the point of curvature of a curve to the right, said curve having a delta angle of 47°49' and R=67.67 feet; thence around said curve a distance of 56.47 feet; thence North 46°26' East 101.90 feet to the centerline of the Pearl River Levee; thence Northerly along said levee centerline a distance of 40 feet more or less to the Southerly line of East River Place as recorded in Book 29, Page 5, in the Hinds County Chancery Clerk's Office. Being situated in the Southeast Quarter of the Northeast Quarter of Section Two, Township 5 North, Range 1 East, Rankin County, Mississippi.

LESS AND EXCEPT: (Book 565 Page 300)

Being situated in the Southeast ¼ of the Northeast ¼ of Section 2, Township 5 North, Range 1 East, Rankin County, Mississippi and being more particularly described by metes and bounds as follows, to-wit:

Commence at the center of the said Section 2, Township 5 North, Range 1 East, Hinds County, Mississippi, and run thence East for a distance of 1667.0 feet to the center line of the old Pearl River Run in the line between Hinds and Rankin Counties, Mississippi; thence run Northerly along the said river center line for a distance of 25.0 feet; thence run North 89°44' East for a distance of 20.0 feet; thence North 11°44' East for a distance of 185.0 feet to the POINT OF BEGINNING for the parcel herein described; thence South 30°00' East for a distance of 210.0 feet; thence North 89°44' East for a distance of 45.0 feet; thence South 11°44' West for a distance of 55.0 feet; thence South 89°49'00" West for a distance of 187.92 feet to the said river center line; thence North 13°09'09" West for a distance of 317.91 feet along the said river center line; thence leave said river center line and run South 83°09' East for a distance of 93.63 feet; thence South 21°50' West for a distance of 54.02 feet; thence South 76°16' East for a distance of 50.0 feet to the POINT OF BEGINNING, containing 0.9338 acres, more or less.

LESS AND EXCEPT: (Book 565 Page 301)

Being situated in the Southeast ¼ of the Northeast ¼ of Section 2, Township 5 North, Range 1 East, Rankin County, Mississippi, and being more particularly described by metes and bounds as follows:

Commence at the center of the said Section 2, Township 5 North, Range 1 East, Hinds County, Mississippi, and run thence East for a distance of 1667.0 feet to the center line of the Old River Run and the line between Hinds and Rankin Counties, Mississippi; thence run Northerly along the said river center line for a distance of 25.0 feet; thence North 89°44' East for a distance of 20.0 feet; thence North 11°44' East for a distance of 185.0 feet to the POINT OF BEGINNING for the parcel herein described; thence run North 76°16' West for a distance of 44.04 feet; thence South 13°09'09" East for a distance of 205.29 feet; thence South 79°40'21" East for a distance of 138.465 feet; thence North 11°44'00" East for a distance of 34.34 feet; thence South 89°44'00" West for a distance of 45.0 feet; thence North 30°00'00" West for a distance of 210.0 feet to the POINT OF BEGINNING, containing 0.3592 acres, more or less.

LESS AND EXCEPT: (Book 566 Page 122)

That part of the NE ¼ of Section 2, Township 5 North, Range 1 East, located in Rankin County, Mississippi, more particularly described as follows:

Beginning at a point on the East line of the Fairgrounds Levee Pumping Station, said point being located North 2685 feet and West 160 feet from the SE corner of Section 2; thence North 11°44' East 20 feet; thence North 78°16' West 475 feet; thence South 11°44' West 115 feet; thence North 89°44' East 485 feet; more or less, to the point of beginning, containing 0.74 acres, more or less.

LESS AND EXCEPT: (Book 830 Page 572)

A tract or parcel of land containing 34.04 acres, more or less, lying and being situated in Lot 1, Lot 2 and Lot 3 of Section 1, Township 5 North, Range 1 East, Rankin County, Mississippi, and being more particularly described as follows:

Beginning at the Northwest corner of Lot 8, said Section 1; run thence North 50°39'38" East for a distance of 551.35 feet to an iron pin; thence North 1°01'59" East along a fence, more or less, for a distance of 883.89 feet to an iron pin; thence North 8°58'12" West along a fence, more or less, for a distance of 199.61 feet to an iron pin; thence North 23°54'10" West along a fence, more or less, for a distance of 214.82 feet; thence South 47°37'45" West for a distance of 361.22 feet to an iron pin; thence South 46°15'35" West for a distance of 1,729.84 feet to an iron pin; thence South 45°21'26" East for a distance of 21.88 feet to an iron pin; thence South 47°10'42" West for a distance of 184.87 feet to an iron pin; thence South 0°15'12" East for a distance of 46.06 feet to an iron pin; thence South 89°58'16" East along a

fence, more or less, for a distance of 1,312.64 feet to the POINT OF BEGINNING.

TOGETHER WITH: Such an interest in property as contained in the "Reservation of Easement" over property as contained in the warranty deed from Love Petroleum Company.

TOGETHER WITH: Such an interest in property as contained in the "Reservation of Easement" over property as contained in the warranty deed from Love Petroleum Company to the Town of Flowood.



RANKIN COUNTY MS
THIS INSTRUMENT
WAS FILED FOR
RECORD

2000 10-6 AM 2:15
IN B 925 P 207
MURPHY ADKINS, CHY. CLK.
BY Edwards D.C.

Taylor, Covington