

STATE OF MISSISSIPPI
COUNTY OF BOLIVAR
CERTIFY THIS INSTRUMENT
WAS FILED AND RECORDED

2012 MAY -3 AM 10:13

IN BOOK PAGE

BRENETT N. HAYNES
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MAY 3 2012 10:13:43AM

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Bolivar County

Brenett Haynes

GRANTORS:

Henry G. Mosco & Kerri B. Mosco
488 Laughlin Road
Cleveland, MS 38732
Telephone: 662-843-5865

GRANTEE:

Mid-Delta Farms, LLC
c/o Teays River Investments, LLC
111 Congressional Blvd, Suite 115
Carmel, IN 46219
Telephone: _____

PREPARED BY/RETURN TO:

S. David Norquist, MS Bar No. 9512
Jacks, Adams & Norquist, P.A.
P. O. Box 1209
Cleveland, MS 38732
Telephone: 662-843-6171

INDEXING INSTRUCTIONS:

38.8 ac parcel M/L by M&B in the NE 1/4 of SE 1/4 of S26, T21N, R6W, Bolivar 2nd Jud. Dist

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00) cash in hand and other good and valuable consideration, receipt of all of which is hereby acknowledged, the undersigned **HENRY G. MOSCO and wife, KERRI B. MOSCO**, hereby convey and warrant to **MID-DELTA FARMS, LLC**, the following described property lying and situate in the Second Judicial District of Bolivar County, Mississippi, and being more particularly described as follows, to-wit:

NCS-524557

Commencing from an iron pin at the Northwest Corner of the Northeast Quarter of the Southeast Quarter of Section 26, Township 21 North, Range 6 West, Bolivar County, Mississippi, which is also the Point of Beginning;

Thence South $01^{\circ}22'40''$ West 1335.23 feet along the West Line of said Northeast Quarter of the Southeast Quarter to an iron pin at the Southwest Corner thereof;

Thence South $89^{\circ}28'10''$ East 1283.54 feet along the South line of said Northeast Quarter of the Southeast Quarter to an iron pipe on the West Right of Way of Gilbert Road;

Thence North $01^{\circ}32'20''$ East 360.83 feet along said right of way to an iron pin;

Thence North $88^{\circ}17'25''$ West 174.96 feet to an iron pin;

Thence North $01^{\circ}40'04''$ East 173.15 feet to an iron pin;

Thence South $88^{\circ}20'11''$ East 175.00 feet to an iron pin on the West Right of Way of Gilbert Road;

Thence North $02^{\circ}04'37''$ East 804.22 feet along said right of way to an iron pin;

Thence North $89^{\circ}35'49''$ West 1295.34 feet to the Point of Beginning and containing 38.8 acres, more or less, as shown on the attached plat. All being in the Northeast Quarter of the Southeast Quarter of Section 26, Township 21 North, Range 6 West, Bolivar County, Mississippi.

Taxes and special assessments for 2012 shall be prorated as of the date of the conveyance.

The conveyance and warranty are subject to any and all taxes and special assessments for the year 2013 and subsequent years, and to presently existing Bolivar County land use restrictions, easements and rights of way for public roads, drainage ditches, public utilities and any other public easements and rights of way.

It is the intention of the Grantors to convey until Mid-Delta Farms, Inc., the real property conveyed to them in that certain Substituted Trustee's Deed recorded in Book M-175 at page 432 on May 22, 2007.

WITNESS, the signatures of the undersigned, this the 16th day of April, 2012.

Henry G. Mosco
HENRY G. MOSCO

Kerri B. Mosco
KERRI B. MOSCO

**STATE OF MISSISSIPPI
COUNTY OF BOLIVAR**

Personally appeared before me, the undersigned authority in and for the said county and state, on this 16th day of April, 2012, within my jurisdiction, the within named HENRY G. MOSCO and wife, KERRI B. MOSCO, who acknowledged that they executed the above and foregoing instrument.

Glenn H. Williams
NOTARY PUBLIC

My commission expires on _____



THIS WARRANTY DEED WAS PREPARED BY JACKS, ADAMS & NORQUIST, P.A., OF CLEVELAND, MISSISSIPPI, FROM INFORMATION FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY. NO TITLE EXAMINATION WAS PERFORMED BY THE PREPARER OF THIS INSTRUMENT.