



Madison County, MS
I CERTIFY THIS INSTRUMENT FILED/RECORDED
7/31/2026 12:45:27 PM
INST. 1056556 PAGE 1 OF 4
BOOK W - 4712/577
WITNESS MY HAND AND SEAL
Ronny Lott, C.C. BY: SF D.C.

Instrument Prepared by and Return to:

Andy Segrest
Miss. Bar Roll No.: 101852
RANDALL SEGREST PLLC
1030 Northpark Drive
Ridgeland, MS 39157
(601)956-2615 (voice)
randallsegrest.com
File No.: RS26-06-0393

Property Derivation:

Book 4407 at Page 745

Grantor(s):

PO Box 657
Madison, MS 39130
(601)720-1074

Grantee(s):

40 Pinehaven Court
Flowood, MS 39232
(601)416-6162

Indexing Instructions:

Part of Lot 1, Block 91 and Lots 3, 4, and 5 of
Block 92, First Addition to the City of Ridgeland,
Madison County, Mississippi

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, adequacy and sufficiency of which is hereby acknowledged, **RANKAR 51, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY ("Grantor(s))**, does hereby sell, convey and warrant, subject to the exceptions and reservations set forth below, unto **608 BUILDING LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY ("Grantee(s))** that certain parcel of property lying and being situated in Madison County, Mississippi, and being more particularly described as follows, to-wit:

A tract or parcel of land containing 1.2988 acres or 56,578.30 Square Feet, lying and being situated in the Southeast Quarter of Section 19, Township 7 North, Range 2 East, Madison County, Mississippi, said property also being located in Lot 1 of Block 91 and Lots 3, 4, and 5 of Block 92, First Addition to the City of Ridgeland as found in the Chancery Clerk's Office of Madison County, Mississippi; The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83, Grid Values, U.S. Survey feet, using a scale factor of 0.99995475 and a grid to geodetic azimuth angle of 00 degrees 06 minutes 43 seconds developed at the below described POINT OF BEGINNING: Commence at a found 14 inch rebar at the Northeast corner of Lot 1, Block 92, of the First Addition to the City of Ridgeland according to the plat of said Subdivision found in the Madison County Chancery Clerk's Office: From said point run North 90 degrees 00

minutes 00 seconds West for a distance of 325.23 feet to a set 14 inch rebar (N-1067250.51, E-2360981.25), being the POINT OF BEGINNING; Thence run South 08 degrees 35 minutes 51 seconds West for a distance of 175.11 feet to a found 14 inch rebar with survey cap PLS #2648; Thence run South 89 degrees 49 minutes 33 seconds West for a distance of 244.86 feet to a found chiseled "X" in a concrete slab; Thence run North 55 degrees 16 minutes 03 seconds West for a distance of 125.06 feet to a found 14 inch rebar with survey cap PLS #2648; Thence run North 24 degrees 20 minutes 34 seconds East, along the East Right of Way of U.S. Highway 51, for a distance of 112.65 feet to a set 14 inch rebar; Thence run North 90 degrees 00 minutes 00 seconds East, along the Southern boundary of Moore Street, for a distance of 327.38 feet, back to the POINT OF BEGINNING.

(the "Property").

The Property is shown on the plat of survey by Williams, Clark, and Morrison, Inc., dated June 10, 2026, attached hereto as EXHIBIT A.

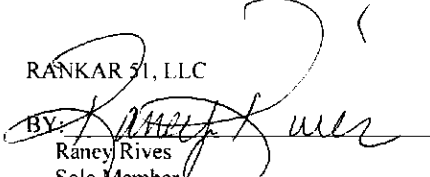
The Property is conveyed subject to, and there is excepted from the warranty of this conveyance, those certain recorded oil, gas or mineral leases, royalty reservations or other mineral conveyances, all recorded restrictive covenants, building restrictions, rights-of-way, zoning ordinances or easements affecting the Property.

Ad valorem taxes for the current year, which are not yet due and payable, have been pro-rated on an estimated basis by the Grantor(s) and the Grantee(s) as of the date of this conveyance. If actual taxes differ from the estimate, Grantor(s) and Grantee(s) agree to adjust the pro-ration and the party owing taxes shall pay such amount to the other party.

[Execution Page(s) Follow(s)]

WITNESS THE SIGNATURE OF THE GRANTOR(S) as of the day first herein acknowledged.

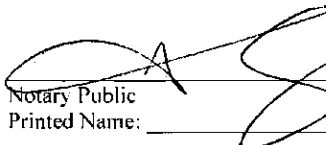
RANKAR 51, LLC

BY: 
Raney Rives
Sole Member

STATE OF MISSISSIPPI

COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 30 day of July, 2026, within my jurisdiction, the within named Raney Rives, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the above and foregoing instrument and acknowledged that he executed the same in his representative capacity, and that by his signature on the instrument, and as the act and deed of the person or entity upon behalf of which he acted, executed the above and foregoing instrument, after first having been duly authorized so to do.


Notary Public

Printed Name: _____

My commission expires: _____

(Affix official seal, if applicable)

