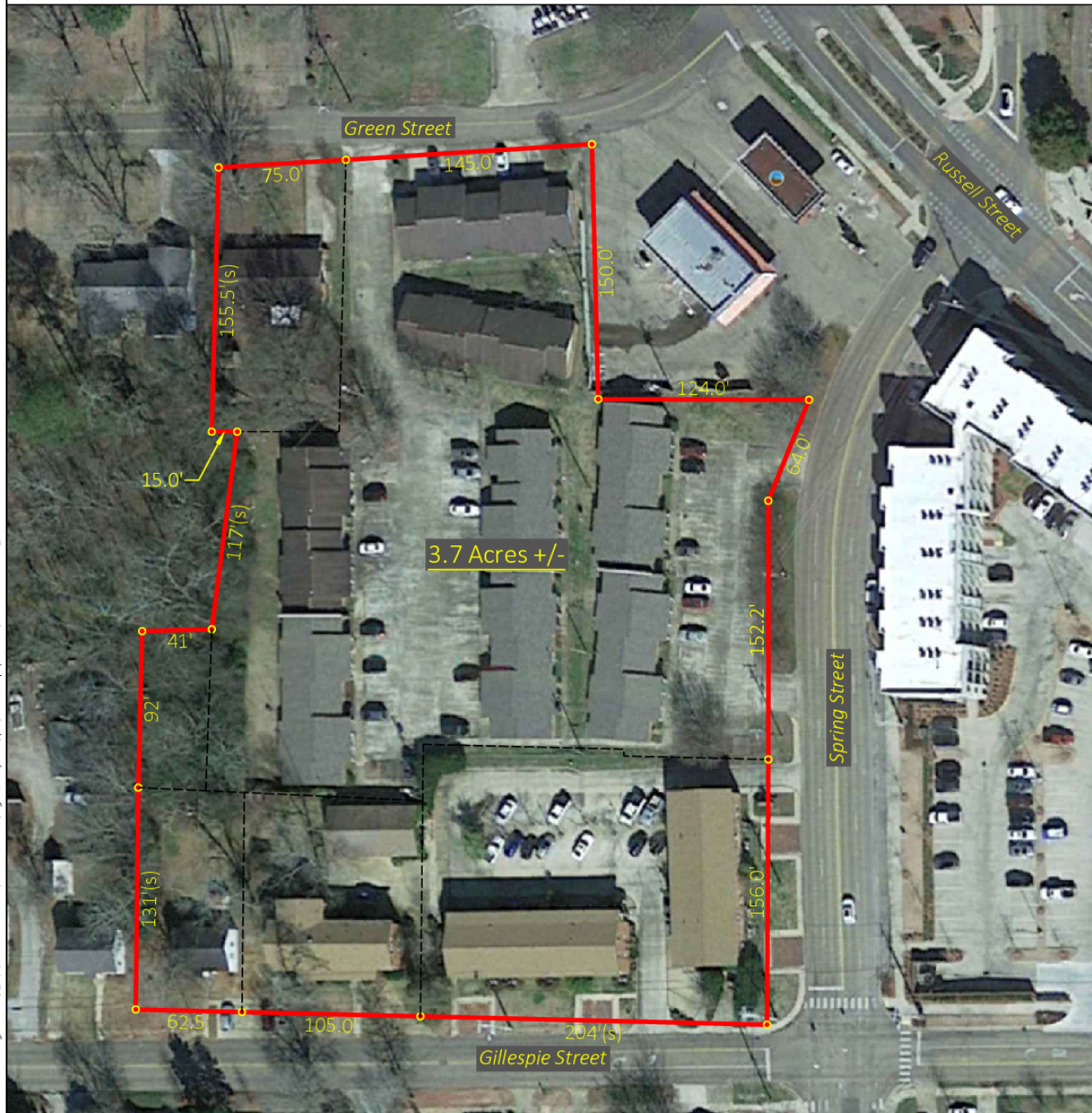
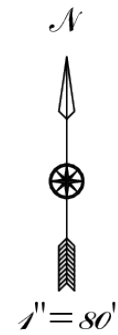


A Schematic For A 3.7 Acre Parcel In Block 62-A of the City of Starkville

Located in the Northwest 1/4 of Section 2, Township 18 North, Range 14 East,
Choctaw Meridian, Oktibbeha County, Mississippi



Scale In U.S. Survey Feet



NOTES:

1. Lines represented on this drawing are record lines.
2. This drawing does not constitute a survey of the property depicted
3. Aerial image overlay is approximate and is depicted for general reference only.
4. Dimensions depicted were taken either directly from the deed for the property or scaled from existing documents.
5. Scaled dimensions are indicated by an "(s)."

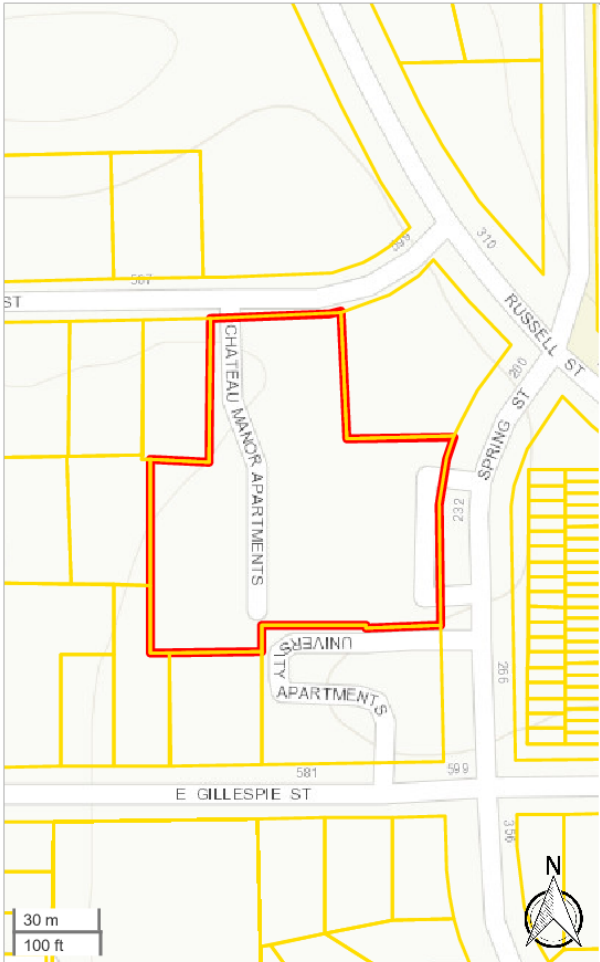
Sheet 1 of 1

C:\Users\DLand\Surveys\Documents\DLand SURVEYS LLC\JOB

PROJECT NO.: 24-039
PROJECT NAME: Chateau Maroon Etc. Schematic
CLIENT: Farmer Commercial Properties
101 S. LaFayette Street, Ste 31
Starkville, MS 39759
DRAWING: ChoctawT18NR14E01.dwg
DRAWING DATE: 2024-05-01-W
DRAWING SCALE: 1"=80
DRAFTED BY: WDB
CHECKED BY: WDB
FIELD WORK BEGUN: N/A
FIELD WORK FINISHED: N/A
FIELD CREW: N/A



662-769-0383, DBLANDSURVEYSMS@GMAIL.COM
36 CHOCTAW ROAD, STARKVILLE, MS 39759
BOUNDARIES» LAND SUBDIVISION» LOT SURVEYS ALTA/NSPS SURVEYS»
TOPOGRAPHIC SURVEYS» CONSTRUCTION STAKING» ELEVATION CERTIFICATES



Oktribbeha County, MS

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Oktribbeha County Tax Assessor/Collector
JoHelen Walker

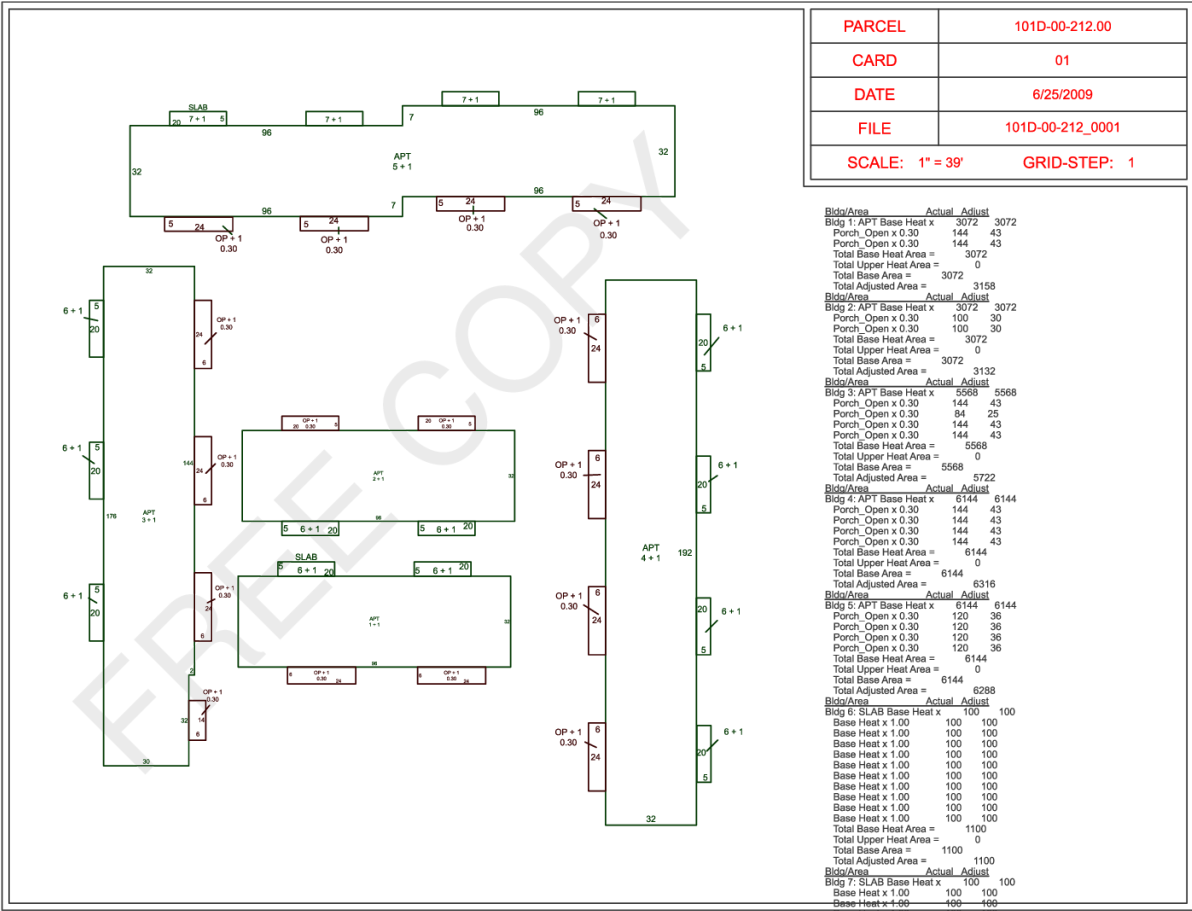
101 E. Main Street Ste. 103
39759 Starkville, MS
662-323-1273
Fax: 662-338-1066
Date Printed: 6/5/2024

PPIN:	2035
PARCEL_ID:	101D-00-212.00
OWNERNAME:	CHATEAU MAROON
ADDRESS1:	523 E GILLESPIE ST
ADDRESS2:	
CITY:	STARKVILLE
STATE:	MS
ZIP:	39759
SECTION:	02
TOWNSHIP:	18N
RANGE:	14E
LEGAL1:	LOT 2 BLK 6 URBAN RENEWAL
LEGAL2:	
LEGAL3:	
TAX_DIST:	5110
REGION:	BB
CULT_AC1:	0
CULT_AC2:	0
UNCULT_AC1:	0
UNCULT_AC2:	0
TOTAL_AC:	0
CULT_VAL1:	0
CULT_VAL2:	348430
UNCUL_VAL1:	0
UNCUL_VAL2:	0
LAND_VAL:	348430
IMP_VAL1:	0
IMP_VAL2:	133940
TOTALVALUE:	482370
EXEMPT_COD:	0
HOMESTEAD:	
DEED_BOOK:	
DEED_PAGE:	
DEED_DATE:	
SITUS_ADDR:	0

101D-00-212.00 Card 1 of 2 Date Printed 09/18/2023 CHATEAU MAROON
 Alt: Map: 523 E GILLESPIE ST
 TD 5110 STR 02 18N 14E Block 00 Oktibbeha County Tax Assessor
 Card 1 of 2 STARKVILLE MS 39759
 Field Work by /00/ Exempt Code
 PPIN 2035 LOT 2 BLK 6 URBAN RENEWAL
 MAP 101D DB/PG 521/665

Land Value Buildings Total Value
 275500 275500
 Lot Size Acres Use Code
 1130

LL	/	Size	Price	D/F	Adj	Desc	\$/ft	Value	C						
Type															
1.00X		275500					275500.00	275500 2							
Bld	Type	Foun	Class	Uni	Base Area	Adjust Area	Base Rate	Adjusted Rate	Cost per Ft	Replace Cost	G%	Year Buil	Value	T SL C	Old Value
1	MULTI-FAMILY	SLAB	H/D	119	3072	3158	37.77	44.95	52.59	186853		1977	69 2		20890
2	MULTI-FAMILY	SLAB	H/D	119	3072	3132	37.77	44.95	52.59	185486		1977	69 2		20740
3	MULTI-FAMILY	SLAB	H/D	122	5568	5723	37.77	46.08	53.91	346181		1977	69 2		38710
4	MULTI-FAMILY	SLAB	H/D	122	6144	6317	37.77	46.08	53.91	382098		1977	69 2		42720
5	MULTI-FAMILY	SLAB	H/D	122	6144	6288	37.77	46.08	53.91	380535		1977	69 2		42550
6	PATIO	LC			1500	1500	3.79	3.79	4.13	6195		1977	50 2		740
7	CONCRETE PAVING	A			20300	20300	3.46	3.46	3.77	76531		1977	50 2		9180
											Extras				
Exterior Walls		Roof Type		Roof Material		Floors		1		FHA/AC (AP	17756				
1	BRICK VENEER	38	GABLE		8	ASP SHINGLE	4	V. TILE/CPT & U	11	1	TOTAL EXTR	20774			
2	BRICK VENEER	38	GABLE		8	ASP SHINGLE	4	V. TILE/CPT & U	11	2	FHA/AC (AP	17756			
3	BRICK VENEER	38	GABLE		8	ASP SHINGLE	4	V. TILE/CPT & U	11	2	TOTAL EXTR	20774			
4	BRICK VENEER	38	GABLE		8	ASP SHINGLE	4	V. TILE/CPT & U	11	3	FHA/AC (AP	32183			
5	BRICK VENEER	38	GABLE		8	ASP SHINGLE	4	V. TILE/CPT & U	11	3	TOTAL EXTR	37654			
										4	FHA/AC (AP	35512			
										4	TOTAL EXTR	41549			
										5	FHA/AC (AP	35512			
										5	TOTAL EXTR	41549			
Interior Walls		Interior Ceiling		Plumbing		Electricity		Adjustments							
1	DRYWALL	15	DRYWALL		15	AVERAGE	8	AVERAGE	3	APT EQUIV	17				
2	DRYWALL	30				AVERAGE	8	AVERAGE	3	APT EQUIV	17				
3	DRYWALL	30				AVERAGE	8	AVERAGE	3	APT EQUIV	20				
4	DRYWALL	30				AVERAGE	8	AVERAGE	3	APT EQUIV	20				
5	DRYWALL	30				AVERAGE	8	AVERAGE	3	APT EQUIV	20				



Alt: TD 5110 STR 02 18N 14E Block 00 Map: Oktibbeha County Tax Assessor Card 2 of 2 523 E GILLESPIE ST
 Field Work by /00/ PPIN 2035 STARKVILLE MS 39759
 Exempt Code
 LOT 2 BLK 6 URBAN RENEWAL
 MAP 101D DB/PG 521/665
 Land Value 275500 Buildings Total Value 275500
 Lot Size Acres Use Code

ALL Type	/ Size	Price	D/F	Adj	Desc	\$/ft	Value C							
Bld Type		Foun dati	Class	Uni	Base Area	Adjust Area	Base Rate	Adjusted Rate	Cost per Ft	Replace Cost	Year G% Buil	Value	SL C	T Old Value
Exterior Walls		Roof Type			Roof Material			Floors				Extras		
Interior Walls		Interior Ceiling			Plumbing	Electricity		Adjustments						

FREE COPY

PARCEL	101D-00-212.00
CARD	02
DATE	4/21/2008
FILE	101D-00-212_0002
SCALE: 1" = 30'	GRID-STEP: 1

Oktibbeha County Mississippi



Delta Computer Systems, Inc.

Property Link

OKTIBBEHA COUNTY, MS

Current Date 6/ 5/2024

Tax Year 2023

Records Last Updated 6/ 4/2024

PROPERTY DETAIL

OWNER CHATEAU MAROON ACRES : **NA**
 523 E GILLESPIE ST LAND VALUE : 275500
 STARKVILLE MS 39759 IMPROVEMENTS : **NA**
 TOTAL VALUE: 275500
 ASSESSED : 41325

PARCEL 101D-00-212.00**ADDRESS** **NA****TAX INFORMATION**

YEAR 2023	TAX DUE	PAID	BALANCE
COUNTY	2277.83	2277.83	0.00
CITY	1322.40	1322.40	0.00
SCHOOL	2726.62	2726.62	0.00
TOTAL	6326.85	6326.85	0.00

LAST PAYMENT DATE 2 / 5 / 2024

MISCELLANEOUS INFORMATION

EXEMPT CODE LEGAL LOT 2 BLK 6 URBAN RENEWAL
HOMESTEAD CODE None MAP 101D DB/PG 521/665
TAX DISTRICT 5110
PPIN 002035
SECTION 02
TOWNSHIP 18N
RANGE 14E

Book **Page**[PURCHASE COUNTY TAX SALE FILES](#)**TAX SALES HISTORY, FOR UNPAID TAXES**

Year **Sold To** **Redeemed Date/By**
 NO TAX SALES FOUND

[Log In HOME](#) | [CIVIL COURT](#) | [CRIMINAL COURT](#) | [JUDGMENT ROLL](#) | [MARRIAGE LICENSE](#) | [LAND REDEMPTION](#)
[ONLINE PROPERTY TAX PAYMENTS](#) | [ONLINE CAR TAG PAYMENTS](#)
[TERMS OF USE](#) | [PRIVACY POLICY](#) | [Log In](#) | [Log Out](#)

Oktibbeha County Mississippi



Delta Computer Systems, Inc.

Property Link

OKTIBBEHA COUNTY, MS

Current Date 6/ 5/2024

Tax Year 2023

Records Last Updated 6/ 4/2024

PROPERTY DETAIL

OWNER A & M PROPERTIES LLC **ACRES : **NA****
 523 GILLESPIE ST **LAND VALUE : 35000**
IMPROVEMENTS : 52910
 STARKVILLE MS 39759 **TOTAL VALUE: 87910**
ASSESSED : 13187

PARCEL 101D-00-220.00**ADDRESS** 506 GREEN ST**TAX INFORMATION**

YEAR 2023	TAX DUE	PAID	BALANCE
COUNTY	726.87	726.87	0.00
CITY	421.98	421.98	0.00
SCHOOL	870.08	870.08	0.00
TOTAL	2018.93	2018.93	0.00

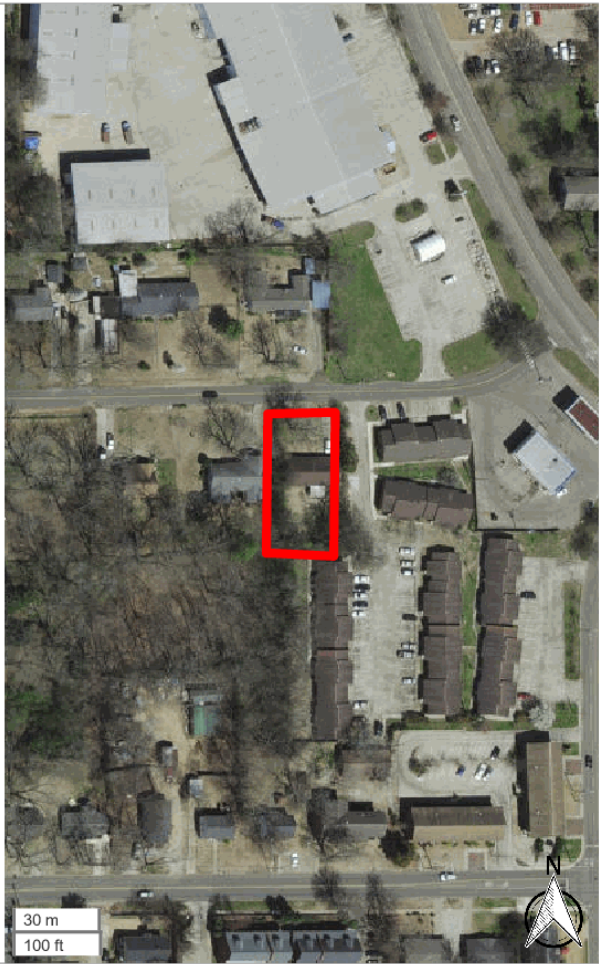
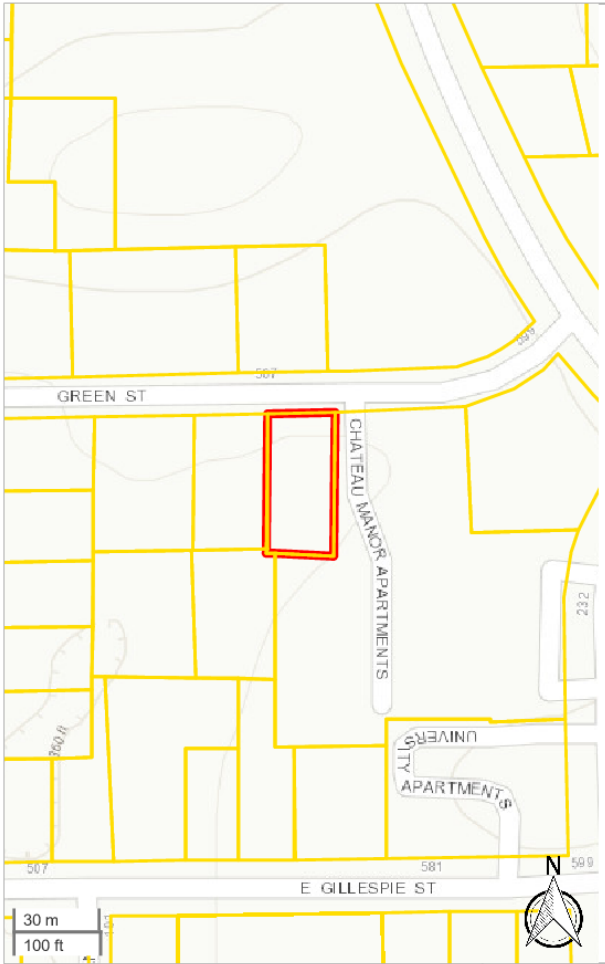
LAST PAYMENT DATE 2 / 5 / 2024**MISCELLANEOUS INFORMATION**

EXEMPT CODE	LEGAL
HOMESTEAD CODE None	LOT 3 BLK 6 URBAN RENEWAL SUB
TAX DISTRICT 5110	980/50 2004/2811 2004/2823
PPIN 002103	MAP 101D DB/PG 501/465 979/296
SECTION 02	B 2004 P 2823 04/15/2004
TOWNSHIP 18N	
RANGE 14E	

Book 2004 **Page** 2823[PURCHASE COUNTY TAX SALE FILES](#)**TAX SALES HISTORY, FOR UNPAID TAXES**

<u>Year</u>	<u>Sold To</u>	<u>Redeemed Date/By</u>
NO TAX SALES FOUND		

[Log In HOME](#) | [CIVIL COURT](#) | [CRIMINAL COURT](#) | [JUDGMENT ROLL](#) | [MARRIAGE LICENSE](#) | [LAND REDEMPTION](#)
[ONLINE PROPERTY TAX PAYMENTS](#) | [ONLINE CAR TAG PAYMENTS](#)
[TERMS OF USE](#) | [PRIVACY POLICY](#) | [Log In](#) | [Log Out](#)



Oktibbeha County, MS

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Oktibbeha County Tax Assessor/Collector
JoHelen Walker

101 E. Main Street Ste. 103
39759 Starkville, MS
662-323-1273
Fax: 662-338-1066
Date Printed: 6/5/2024

PPIN:	2103
PARCEL_ID:	101D-00-220.00
OWNERNAME:	A & M PROPERTIES LLC
ADDRESS1:	523 GILLESPIE ST
ADDRESS2:	
CITY:	STARKVILLE
STATE:	MS
ZIP:	39759
SECTION:	02
TOWNSHIP:	18N
RANGE:	14E
LEGAL1:	LOT 3 BLK 6 URBAN RENEWAL SUB
LEGAL2:	
LEGAL3:	
TAX_DIST:	5110
REGION:	BB
CULT_AC1:	0
CULT_AC2:	0
UNCULT_AC1:	0
UNCULT_AC2:	0
TOTAL_AC:	0
CULT_VAL1:	0
CULT_VAL2:	35000
UNCUL_VAL1:	0
UNCUL_VAL2:	0
LAND_VAL:	35000
IMP_VAL1:	0
IMP_VAL2:	52910
TOTALVALUE:	87910
EXEMPT_COD:	0
HOMESTEAD:	
DEED_BOOK:	2004
DEED_PAGE:	2823
DEED_DATE:	4/14/2004
SITUS_ADDR:	506 GREEN ST

Prepared By:
Mark E. Guyton
% Guyton Properties
523 E. Gillespie Street
Starkville, MS 39759

2004 2823
Recorded in the Above
Deed Book & Page
04-16-2004 10:08:02 AM
Monica W. Banks
Oktibbeha County, MS

To the Chancery Clerk of Oktibbeha County, Mississippi:
The real property described herein is situated within the City of Starkville and is in the NW Quarter of Section 2, Township 18N, Range 14E of Oktibbeha County, Mississippi.

WARRANTY DEED

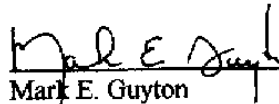
IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt, adequacy and sufficiency of all of which is hereby acknowledged, GUYTON BROTHERS, LLC (the "Grantor"), does hereby sell, convey and warrant unto A&M PROPERTIES, LLC (the "Grantee"), all of the Grantor's right, title and interest in and to the property (the "Property") lying and being situated in Oktibbeha County, Mississippi and being more particularly described as follows:

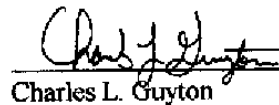
A portion of Lot 9 of Block 62A of the City of Starkville, Mississippi, as shown by the 1951 Edition of the Arthur L. Goodman Official Map of said city of record in the Land Records of Oktibbeha County, Mississippi, in a book entitled "Official Map City of Starkville, Miss.", reference to which is here made for further description, being more particularly described as: Commence at the intersection of the East side of South Montgomery Street with the South side of Green Street and run East along the South side of Green Street a distance of 455 feet to the Northeast corner of Lot 8B and the point of beginning; thence run South along the East side of Lot 8B a distance of 150 feet; thence run East parallel to the South side of Green Street a distance of 75 feet; thence run North a distance of 150 feet to the South side of Green Street; thence run West along the South side of Green Street a distance of 75 feet to the point of beginning.

The Property is no part of the homestead of the Grantor. Ad valorem taxes for the year 2004 have been prorated between the Grantor and the Grantee, and the Grantee assumes and agrees to pay the same when they become due and payable.

WITNESS THE SIGNATURES OF THE GRANTOR, this the 15th day of April, 2004.

GUYTON BROTHERS, LLC.


Mark E. Guyton

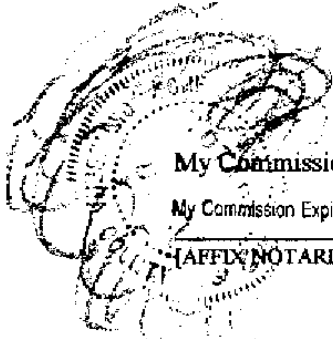

Charles L. Guyton

2004 2824
 Recorded in the Above
 Deed Book & Page
 04-16-2004 10:08:02 AM
 Monica W. Banks
 Oktibbeha County, MS

STATE OF MISSISSIPPI

COUNTY OF OKTIBBEHA

Personally appeared before me, the undersigned authority in and for the said County and State, on this 5th day of April, 2004, within my jurisdiction, the within named MARK E. GUYTON, AND CHARLES L. GUYTON, who acknowledged that they, as members of GUYTON BROTHERS, LLC and with full authority to do, executed and delivered the foregoing WARRANTY DEED on the day and date therein mentioned and for the purposes therein expressed, for and as the act of said GUYTON BROTHERS, LLC.



My Commission Expires:

My Commission Expires August 21, 2005

[AFFIX NOTARIAL SEAL]

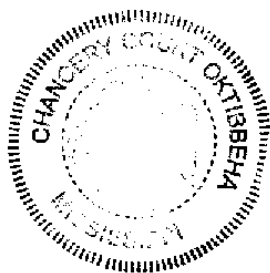
Cheryl M. Wilkerson
 NOTARY PUBLIC

The Address and Telephone
 Number of the Grantor:

% Guyton Properties
 523 E. Gillespie Street
 Starkville, MS 39759
 (662) 323-9767

The Address and Telephone
 Number of the Grantee:

% Guyton Properties
 523 E. Gillespie Street
 Starkville, MS 39759
 (662) 323-9767



Oktibbeha County, MS
 I certify this instrument was filed on
 04-16-2004 10:08:02 AM
 and recorded in Deed Book
 2004 at pages 2823 - 2824
 Monica W. Banks

101D-00-220.00 Card 1 of 1
 Alt: Map:
 TD 5110 STR 02 18N 14E Block 00
 506 GREEN ST
 Field Work by /00/

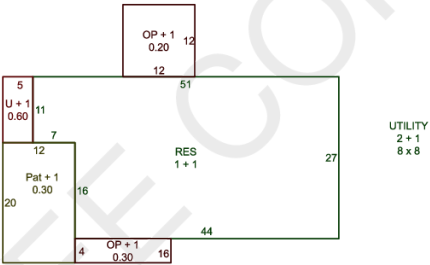
Date Printed 09/18/2023
 Oktibbeha County Tax Assessor
 Card 1 of 1
 PPIN 2103

A & M PROPERTIES LLC
 523 GILLESPIE ST
 STARKVILLE MS 39759
 Exempt Code
 LOT 3 BLK 6 URBAN RENEWAL SUB
 980/50 2004/2811 2004/2823
 MAP 101D DB/PG 501/465 979/296
 DEED-2004 2823 04/15/2004
 DEED-2004 2811 04/15/2004
 DEED-980 50 05/12/1999
 DEED-979 296 04/15/1999

Land Value Buildings Total Value
 35000 52910 87910

Lot Size Acres Use Code
 75X100 1110

ALL Type	/ Size	Price	D/F	Adj	Desc	\$/ft	Value C								
	1.00X 1	35000				35000.00	35000 2								
Bld Type	Foun	dati	Class	Uni	Base Area	Adjust Area	Base Rate	Adjusted Rate	Cost per Ft	Replace Cost	Year G% Buil	Value	SL C	T	Old Value
1 RESIDENCE	SLAB	H/D+	104		1265	1418	39.82	41.41	48.45	75154 70	1958	52610	55 2		49010
2 UTIL	A				64	64	300			300100		300	2		300
Extras															
Exterior Walls		Roof Type		Roof Material		Floors				1 H&AC W/DUC		5515			
1 BRICK VENEER	38 GABLE	Interior Ceiling		8 ASP SHINGLE		4 VINYL TILE		8 1 TOTAL EXTR		6452					
Interior Walls				Plumbing Electricity		Adjustments									
1 DRYWALL	30			AVERAGE 8		AVERAGE 3									

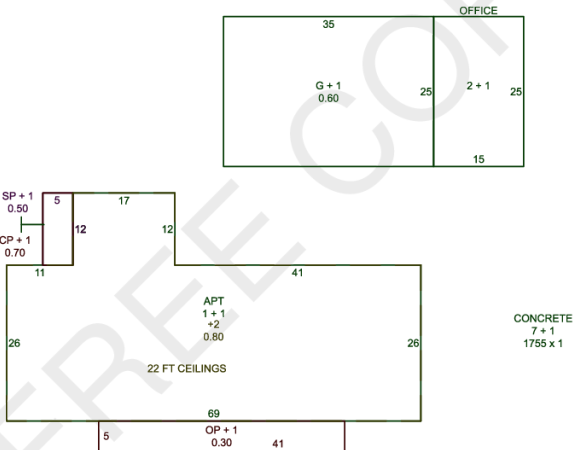


PARCEL	101D-00-220.00
CARD	01
DATE	5/21/2013
FILE	101D-00-220_0001
SCALE: 1" = 20' GRID-STEP: 1	

Bldg/Area	Actual	Adjust
Bldg 1: RES Base Heat x		
Utility_Room x 0.60	55	33
Patio x 0.30	240	72
Porch_Open x 0.30	64	19
Porch_Open x 0.20	144	29
Total Base Heat Area =	1265	
Total Upper Heat Area =	0	
Total Base Area =	1265	
Total Adjusted Area =		1418
Bldg 2: UTILITY Base Heat x		
2 + 1	64	64
Total Base Heat Area =	64	
Total Upper Heat Area =	0	
Total Base Area =	64	
Total Adjusted Area =		64

101D-00-214.00 Card 1 of 1 Date Printed 09/18/2023 GUYTON DOROTHY P FAMILY TRUST
 Alt: Map: 523 E GILLESPIE ST
 TD 5110 STR 02 18N 14E Block Oktibbeha County Tax Assessor
 Card 1 of 1 STARKVILLE MS 39759
 Field Work by /00/ Exempt Code
 PPIN 5011 LOT 12 CITY BLK 62-A
 11/598 936/357 14/525 2004/1926
 Land Value Buildings Total Value MAP 101D DB/PG 504/520 780/83
 40000 182110 222110 DEED-2004 1926 03/08/2004
 Lot Size Acres Use Code DEED-14 525 02/22/2002
 1130

ALL Type	/ Size	Price	D/F	Adj	Desc	\$/ft	Value C							
	1.00X 1	40000				40000.00	40000 2							
Bld Type		Foun dati	Class	Uni	Base Area	Adjust Area	Base Rate	Adjusted Rate	Cost per Ft	Replace Cost	Year G% Buil	Value	SL C	T Old Value
1 MULTI-FAMILY		CONC	H/D	118	1998	3730	38.79	45.77	53.55	224424	65 1975	145880	67 2	134860
2 OFFICE		SLAB	H/D	100	375	900	46.70	46.70	54.64	49176	65 1975	31960	67 2	29480
7 CONCRETE PAVING		A			1755	1755	3.46	3.46	4.05	7108	60 1975	4270	50 2	3970
Extras														
												1	FHA/AC (OF	21096
Exterior Walls		Roof Type			Roof Material			Floors						
1 BRICK VENEER	38	GABLE			8	ASP SHINGLE HD		5	V. TILE/CPT & U			9	1 TOTAL EXTR 24682	
2 BRICK VENEER	38	GABLE			8	ASP SHINGLE HD		5	VINYL TILE			8		
Interior Walls		Interior Ceiling			Plumbing Electricity			Adjustments						
1 PLYWOOD PANEL	15	DRYWALL			15	AVERAGE		8	AVERAGE 3 APT EQUIV			17		
2 DRYWALL	15	DRYWALL			15	AVERAGE		8	AVERAGE 3					



PARCEL	101D-00-214.00
CARD	01
DATE	4/21/2008
FILE	101D-00-214_0001
SCALE: 1" = 20' GRID-STEP: 1	

Bldg/Area	Actual	Adjust
Bldg 1: APT Base Heat x		
Porch_Screened x 0.50	60	30
Porch_Closed x 0.70	60	42
Porch_Open x 0.30	205	62
Upper_Floor Heat x 0.80	1998	1598
Total Base Heat Area =	1998	
Total Upper Heat Area =	1998	
Total Base Area =	1998	
Total Adjusted Area =	3730	
Bldg 2: OFFICE Base Heat x		
Garage x 0.60	875	525
Total Base Heat Area =	375	375
Total Upper Heat Area =	0	
Total Base Area =	375	
Total Adjusted Area =	900	
Bldg 7: CONCRETE Base Heat x		
Total Base Heat Area =	1755	1755
Total Upper Heat Area =	0	
Total Base Area =	1755	
Total Adjusted Area =	1755	

Oktibbeha County Mississippi



Delta Computer Systems, Inc.

Property Link

OKTIBBEHA COUNTY, MS

Current Date 6/ 5/2024

Tax Year 2023

Records Last Updated 6/ 4/2024

PROPERTY DETAIL
OWNER GUYTON DOROTHY P FAMILY TRUST
 523 E GILLESPIE ST
ACRES : **NA****LAND VALUE** : 40000**IMPROVEMENTS** : 182110

STARKVILLE MS 39759

TOTAL VALUE: 222110**ASSESSED** : 33317**PARCEL** 101D-00-214.00**ADDRESS** **NA****TAX INFORMATION**

YEAR 2023	TAX DUE	PAID	BALANCE
COUNTY	1836.43	1836.43	0.00
CITY	1066.14	1066.14	0.00
SCHOOL	2198.26	2198.26	0.00
TOTAL	5100.83	5100.83	0.00

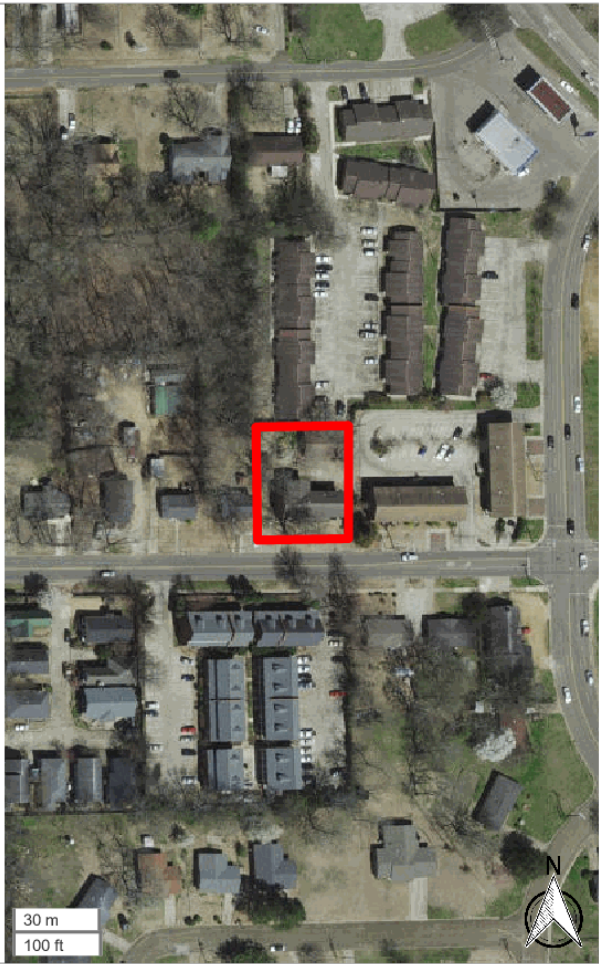
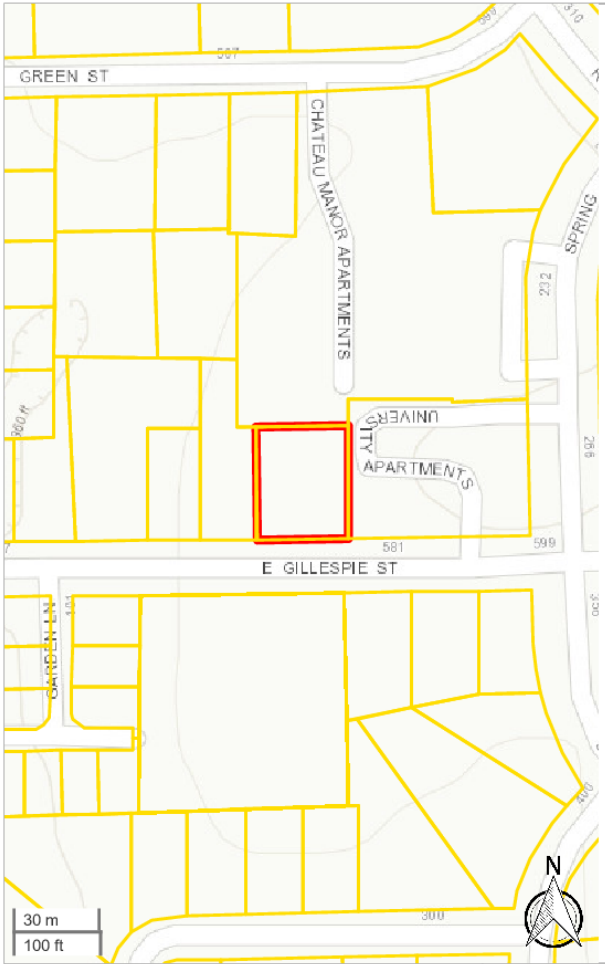
LAST PAYMENT DATE 2 / 5 / 2024**MISCELLANEOUS INFORMATION**

EXEMPT CODE		LEGAL LOT 12 CITY BLK 62-A
HOMESTEAD CODE	None	11/598 936/357 14/525 2004/192
TAX DISTRICT	5110	6
PPIN	005011	MAP 101D DB/PG 504/520 780/83
SECTION	02	B 2004 P 1926 03/08/2004
TOWNSHIP	18N	
RANGE	14E	

Book 2004**Page** 1926[PURCHASE COUNTY TAX SALE FILES](#)**TAX SALES HISTORY, FOR UNPAID TAXES**

<u>Year</u>	<u>Sold To</u>	<u>Redeemed Date/By</u>
NO TAX SALES FOUND		

[Log In HOME](#) | [CIVIL COURT](#) | [CRIMINAL COURT](#) | [JUDGMENT ROLL](#) | [MARRIAGE LICENSE](#) | [LAND REDEMPTION](#)
[ONLINE PROPERTY TAX PAYMENTS](#) | [ONLINE CAR TAG PAYMENTS](#)
[TERMS OF USE](#) | [PRIVACY POLICY](#) | [Log In](#) | [Log Out](#)



Oktibbeha County, MS

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Oktibbeha County Tax Assessor/Collector
JoHelen Walker

101 E. Main Street Ste. 103
39759 Starkville, MS
662-323-1273
Fax: 662-338-1066
Date Printed: 6/5/2024

PPIN:	5011
PARCEL_ID:	101D-00-214.00
OWNNAME:	GUYTON DOROTHY P FAMILY TRUST
ADDRESS1:	523 E GILLESPIE ST
ADDRESS2:	
CITY:	STARKVILLE
STATE:	MS
ZIP:	39759
SECTION:	02
TOWNSHIP:	18N
RANGE:	14E
LEGAL1:	LOT 12 CITY BLK 62-A
LEGAL2:	
LEGAL3:	
TAX_DIST:	5110
REGION:	BB
CULT_AC1:	0
CULT_AC2:	0
UNCULT_AC1:	0
UNCULT_AC2:	0
TOTAL_AC:	0
CULT_VAL1:	0
CULT_VAL2:	40000
UNCUL_VAL1:	0
UNCUL_VAL2:	0
LAND_VAL:	40000
IMP_VAL1:	0
IMP_VAL2:	182110
TOTALVALUE:	222110
EXEMPT_COD:	0
HOMESTEAD:	
DEED_BOOK:	2004
DEED_PAGE:	1926
DEED_DATE:	3/7/2004
SITUS_ADDR:	0

Prepared By:
Mark E. Guyton
% Guyton Properties
623 E. Gillespie Street
Starkville, MS 38769

To the Chancery Clerk of Oktibbeha County, Mississippi:
The real property described herein is situated in the NW Quarter of Section 2, Township 18N, Range 14E of Oktibbeha County, Mississippi.

EXECUTOR'S DEED

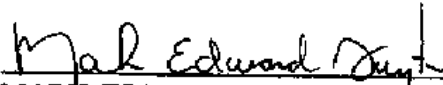
FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt, adequacy and sufficiency of all of which is hereby acknowledged, MARK EDWARD GUYTON, Executor of the estate of Dorothy P. Guyton, Deceased, whose Last Will and Testament was filed for probate in the Chancery Court of Oktibbeha County, Mississippi as Cause No. 02-0065 (the "Grantor"), do hereby sell, convey and quitclaim unto MARK EDWARD GUYTON, Trustee of the Dorothy P. Guyton Family Trust U/W (the "Grantee"), all of the Grantor's right, title and interest in and to the property (the "Property") lying and being situated in Oktibbeha County, Mississippi and being more particularly described as follows:

Lot 12 of Block 62-A of the City of Starkville, Mississippi, as shown on the Arthur L. Goodman Official Map of said city recorded in the land records of said county in a book entitled "Official Map, City of Starkville, Mississippi, 1951 Edition", reference to which is here made for further description.

The Property is no part of the homestead of the Grantor.

Ad valorem taxes for the year 2004 have been prorated between the Grantor and the Grantee, and the Grantee assumes and agrees to pay the same when they become due and payable.

WITNESS THE SIGNATURE OF THE GRANTOR, this the 8th day of March, 2004.


MARK EDWARD GUYTON, Executor of
the Estate of Dorothy P. Guyton, Deceased

2004 1926
Recorded in the Above
Deed Book & Page
03-17-2004 04:42:15 PM
Monica W. Banks
Oktibbeha County, MS

STATE OF MISSISSIPPI

COUNTY OF OKTIBBEHA

Personally appeared before me, the undersigned authority in and for the said County and State, on this 8th day of March, 2004, within my jurisdiction, the within named MARK EDWARD GUYTON, who acknowledged that he is Executor of the estate of Dorothy P. Guyton, Deceased, and that in said fiduciary capacity he executed the above and foregoing instrument, after first having been duly authorized so to do.



Charles M. Wilkinson
NOTARY PUBLIC

The Address and Telephone
Number of the Grantor:

% Guyton Properties
523 E. Gillespie Street
Starkville, MS 39759
(662) 323-9767

The Address and Telephone
Number of the Grantee:

% Guyton Properties
523 E. Gillespie Street
Starkville, MS 39759
(662) 323-9767



2004 1927
Recorded in the Above
Deed Book & Page
03-17-2004 04:42:15 PM
Monica W. Banks
Oktibbeha County, MS

Oktibbeha County, MS
I certify this instrument was filed on
03-17-2004 04:42:15 PM
and recorded in Deed Book
2004 at Pages 1926 - 1927
Monica W. Banks

Prepared By:
Mark E. Guyton
% Guyton Properties
523 E. Gillespie Street
Starkville, MS 39759

2004 1918
Recorded in the Above
Deed Book & Page
03-17-2004 04:35:53 PM
Bonica W. Banks
Oktibbeha County, MS

To the Chancery Clerk of Oktibbeha County, Mississippi:
The real property described herein is situated in the SW Quarter of Section 35, Township 19N, Range 14E of Oktibbeha County, Mississippi.

EXECUTOR'S DEED

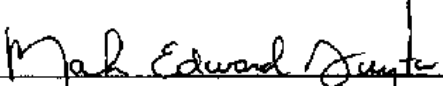
FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt, adequacy and sufficiency of all of which is hereby acknowledged, MARK EDWARD GUYTON, Executor of the estate of Dorothy P. Guyton, Deceased, whose Last Will and Testament was filed for probate in the Chancery Court of Oktibbeha County, Mississippi as Cause No. 02-0065 (the "Grantor"), do hereby sell, convey and quitclaim unto MARK EDWARD GUYTON, Trustee of the Dorothy P. Guyton Family Trust U/W (the "Grantee"), all of the Grantor's right, title and interest in and to the property (the "Property") lying and being situated in Oktibbeha County, Mississippi and being more particularly described as follows:

Lot Four (4) of Block Six (6) of the University Urban Renewal Area, Starkville, Oktibbeha County Mississippi as shown on the Official Map completed August 16, 1973.

The Property is no part of the homestead of the Grantor.

Ad valorem taxes for the year 2004 have been prorated between the Grantor and the Grantee, and the Grantee assumes and agrees to pay the same when they become due and payable.

WITNESS THE SIGNATURE OF THE GRANTOR, this the 8th day of March, 2004.


MARK EDWARD GUYTON, Executor of
the Estate of Dorothy P. Guyton, Deceased

STATE OF MISSISSIPPI

COUNTY OF OKTIBBEHA

Personally appeared before me, the undersigned authority in and for the said County and State, on this 8th day of March, 2004, within my jurisdiction, the within named MARK EDWARD GUYTON, who acknowledged that he is Executor of the estate of Dorothy P. Guyton, Deceased, and that in said fiduciary capacity he executed the above and foregoing instrument, after first having been duly authorized so to do.



My Commission Expires:
My Commission Expires August 21, 2005

[PREFIX NOTARIAL SEAL]

Charles M. Wilkerson

NOTARY PUBLIC

The Address and Telephone
Number of the Grantor:

% Guyton Properties
523 E. Gillespie Street
Starkville, MS 39759
(662) 323-9767

The Address and Telephone
Number of the Grantee:

% Guyton Properties
523 E. Gillespie Street
Starkville, MS 39759
(662) 323-9767



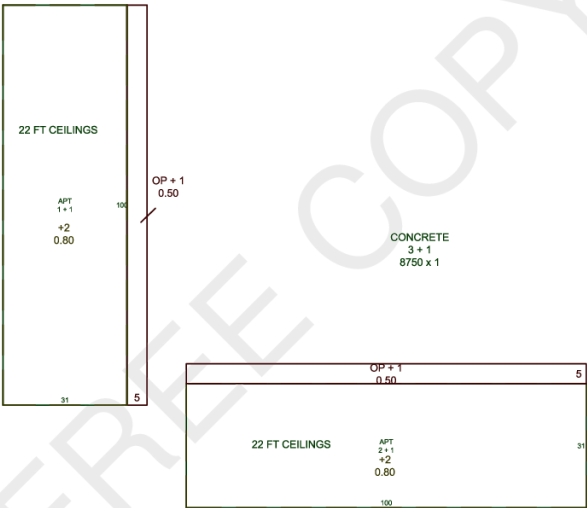
2004 1919
Recorded in the Above
Deed Book & Page
03-17-2004 04:36:53 PM
Monica W. Banks
Oktibbeha County, MS

Oktibbeha County, MS
I certify this instrument was filed on
03-17-2004 04:36:53 PM
and recorded in Deed Book
2004 at pages 1918 - 1919
Monica W. Banks

101D-00-213.00 Card 1 of 1 Date Printed 09/18/2023 GUYTON DOROTHY P FAMILY TRUST
 Alt: Map: 523 E GILLESPIE ST
 TD 5110 STR 02 18N 14E Block Oktibbeha County Tax Assessor
 302 SPRING ST Card 1 of 1 STARKVILLE MS 39759
 Field Work by /00/ PPIN 12073 Exempt Code
 LOT 4 BLK 6 URBAN RENEWAL SUB
 936/355 14/525 2004/1918
 MAP 101D DB/PG 780/192 11/598
 DEED-2004 1918 03/08/2004
 DEED-14 525 02/22/2002

Land Value Buildings Total Value
 50000 461880 511880
 Lot Size Acres Use Code
 1130

ALL Type	/ Size	Price	D/F	Adj	Desc	\$/ft	Value C										
	1.00X 1	50000				50000.00	50000 2										
Bld Type	Foun	dati	Class	Uni	Base Area	Adjust Area	Base Rate	Adjusted Rate	Cost per Ft	Replace Cost	G%	Year Buil	Value	SL	T C	Old Value	
1 MULTI-FAMILY	SLAB	H/D	118		3100	5830	37.77	44.57	52.15	337562	65	1970	219420	62	2	202840	
2 MULTI-FAMILY	SLAB	H/D	118		3100	5830	37.77	44.57	52.15	337562	65	1970	219420	62	2	202840	
3 CONCRETE PAVING	A				8750	8750	3.46	3.46	4.05	35438	65	1970	23040	50	2	21440	
												Extras					
												1 FHA/AC (AP		28656			
Exterior Walls		Roof Type		Roof Material		Floors											
1 BRICK VENEER	38	GABLE			8	ASP SHINGLE HD	5	V. TILE/CPT & U	9	1	TOTAL EXTR	33527					
2 BRICK VENEER	38	GABLE			8	ASP SHINGLE HD	5	V. TILE/CPT & U	9	2	FHA/AC (AP	28656					
												2 TOTAL EXTR		33527			
Interior Walls		Interior Ceiling		Plumbing		Electricity		Adjustments									
1 PL/PNL /DRY WL	15	PL/PNL /DRY WL	15	AVERAGE	8	AVERAGE	3	APT EQUIV	17								
2 PL/PNL /DRY WL	15	PL/PNL /DRY WL	15	AVERAGE	8	AVERAGE	3	APT EQUIV	17								



PARCEL	101D-00-213.00
CARD	01
DATE	10/5/2007
FILE	101D-00-213_0001
SCALE: 1" = 30' GRID-STEP: 1	

Bldg/Area	Actual	Adjust
Bldg 1: APT Base Heat x	3100	3100
Porch Open x 0.50	500	250
Upper Floor Heat x 0.80	3100	2480
Total Base Heat Area =	3100	
Total Upper Heat Area =	3100	
Total Base Area =	3100	
Total Adjusted Area =	5830	
Bldg/Area	Actual	Adjust
Bldg 2: APT Base Heat x	3100	3100
Porch Open x 0.50	500	250
Upper Floor Heat x 0.80	3100	2480
Total Base Heat Area =	3100	
Total Upper Heat Area =	3100	
Total Base Area =	3100	
Total Adjusted Area =	5830	
Bldg/Area	Actual	Adjust
Bldg 3: CONCRETE Base Heat x	8750	8750
Total Base Heat Area =	8750	
Total Upper Heat Area =	0	
Total Base Area =	8750	
Total Adjusted Area =	8750	

Oktibbeha County Mississippi



Delta Computer Systems, Inc.

Property Link

OKTIBBEHA COUNTY, MS

Current Date 6/ 5/2024

Tax Year 2023

Records Last Updated 6/ 4/2024

PROPERTY DETAIL
OWNER GUYTON DOROTHY P FAMILY TRUST
 523 E GILLESPIE ST

ACRES : **NA**

LAND VALUE : 50000

IMPROVEMENTS : 461880

TOTAL VALUE: 511880

ASSESSED : 76782

STARKVILLE MS 39759

PARCEL 101D-00-213.00**ADDRESS** 302 SPRING ST**TAX INFORMATION**

YEAR 2023	TAX DUE	PAID	BALANCE
COUNTY	4232.22	4232.22	0.00
CITY	2457.02	2457.02	0.00
SCHOOL	5066.08	5066.08	0.00
TOTAL	11755.32	11755.32	0.00

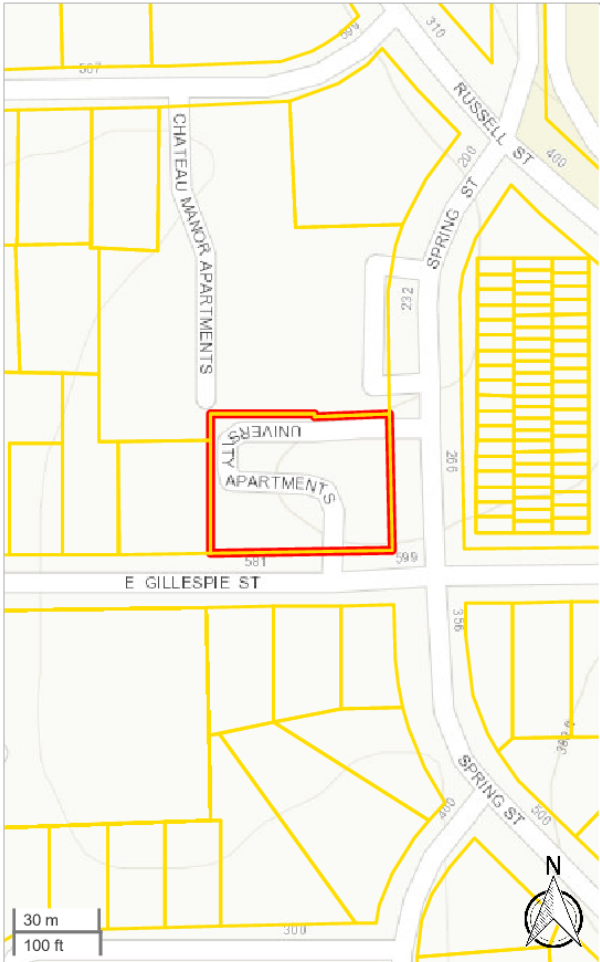
LAST PAYMENT DATE 2 / 5 / 2024**MISCELLANEOUS INFORMATION**

EXEMPT CODE		LEGAL LOT 4 BLK 6 URBAN RENEWAL SUB
HOMESTEAD CODE	None	936/355 14/525 2004/1918
TAX DISTRICT	5110	MAP 101D DB/PG 780/192 11/598
PPIN	012073	B 2004 P 1918 03/08/2004
SECTION	02	
TOWNSHIP	18N	
RANGE	14E	

Book 2004**Page** 1918[PURCHASE COUNTY TAX SALE FILES](#)**TAX SALES HISTORY, FOR UNPAID TAXES**YearSold ToRedeemed Date/By

NO TAX SALES FOUND

[Log In HOME](#) | [CIVIL COURT](#) | [CRIMINAL COURT](#) | [JUDGMENT ROLL](#) | [MARRIAGE LICENSE](#) | [LAND REDEMPTION](#)
[ONLINE PROPERTY TAX PAYMENTS](#) | [ONLINE CAR TAG PAYMENTS](#)
[TERMS OF USE](#) | [PRIVACY POLICY](#) | [Log In](#) | [Log Out](#)



Oktibbeha County, MS

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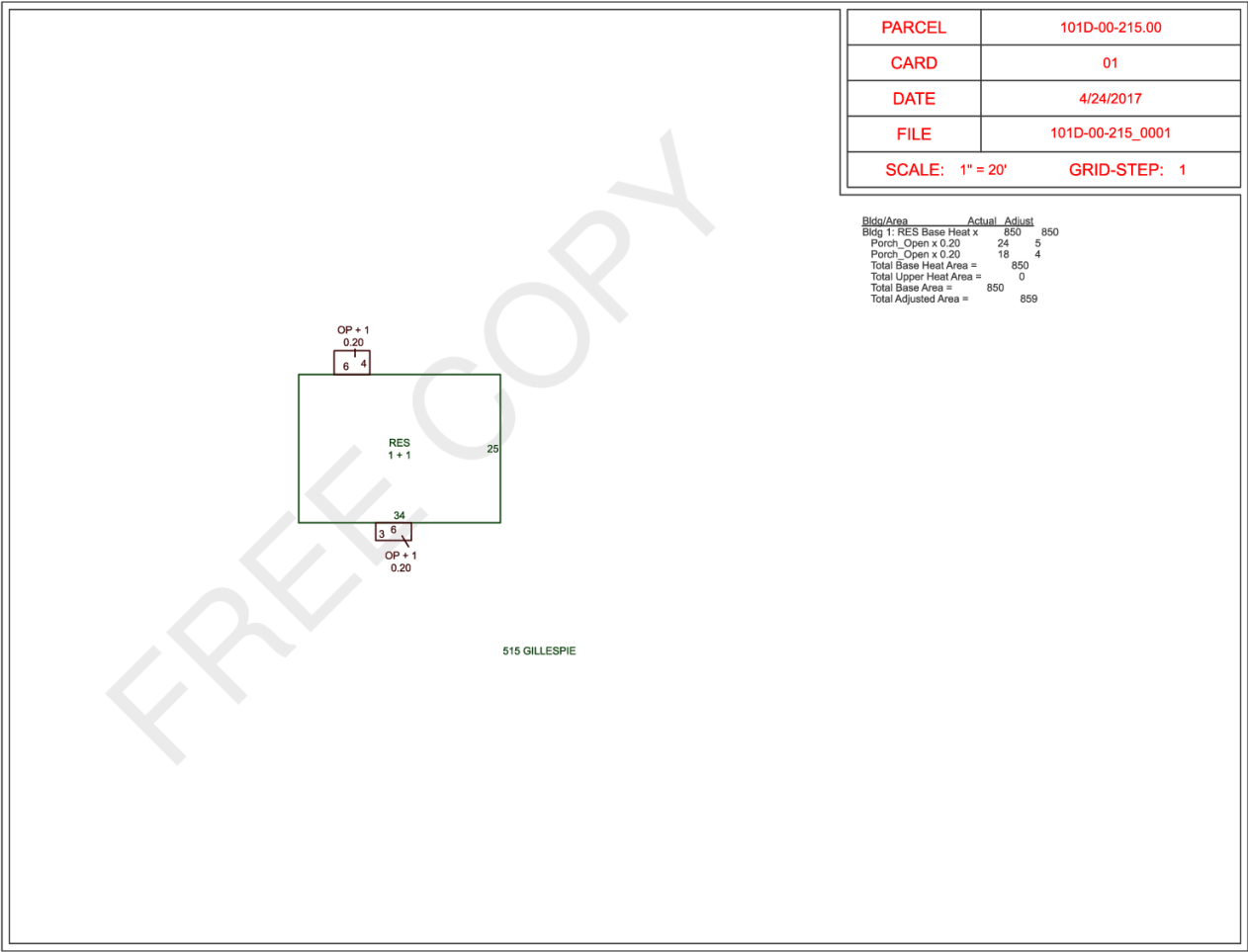


Oktibbeha County Tax Assessor/Collector
JoHelen Walker

101 E. Main Street Ste. 103
39759 Starkville, MS
662-323-1273
Fax: 662-338-1066
Date Printed: 6/5/2024

PPIN:	12073
PARCEL_ID:	101D-00-213.00
OWNERSNAME:	GUYTON DOROTHY P FAMILY TRUST
ADDRESS1:	523 E GILLESPIE ST
ADDRESS2:	
CITY:	STARKVILLE
STATE:	MS
ZIP:	39759
SECTION:	02
TOWNSHIP:	18N
RANGE:	14E
LEGAL1:	LOT 4 BLK 6 URBAN RENEWAL SUB
LEGAL2:	
LEGAL3:	
TAX_DIST:	5110
REGION:	BB
CULT_AC1:	0
CULT_AC2:	0
UNCULT_AC1:	0
UNCULT_AC2:	0
TOTAL_AC:	0
CULT_VAL1:	0
CULT_VAL2:	50000
UNCUL_VAL1:	0
UNCUL_VAL2:	0
LAND_VAL:	50000
IMP_VAL1:	0
IMP_VAL2:	461880
TOTALVALUE:	511880
EXEMPT_COD:	0
HOMESTEAD:	
DEED_BOOK:	2004
DEED_PAGE:	1918
DEED_DATE:	3/7/2004
SITUS_ADDR:	302 SPRING ST

[illegible]



Oktibbeha County Mississippi



Delta Computer Systems, Inc.

Property Link

OKTIBBEHA COUNTY, MS

Current Date 6/ 5/2024

Tax Year 2023

Records Last Updated 6/ 4/2024

PROPERTY DETAIL

OWNER A & M PROPERTIES LLC **ACRES : **NA****
 523 E GILLESPIE ST **LAND VALUE : 35000**
IMPROVEMENTS : 23650
 STARKVILLE MS 39759 **TOTAL VALUE: 58650**
ASSESSED : 8798

PARCEL 101D-00-215.00**ADDRESS** 515 GILLESPIE**TAX INFORMATION**

YEAR 2023	TAX DUE	PAID	BALANCE
COUNTY	484.95	484.95	0.00
CITY	281.54	281.54	0.00
SCHOOL	580.49	580.49	0.00
TOTAL	1346.98	1346.98	0.00

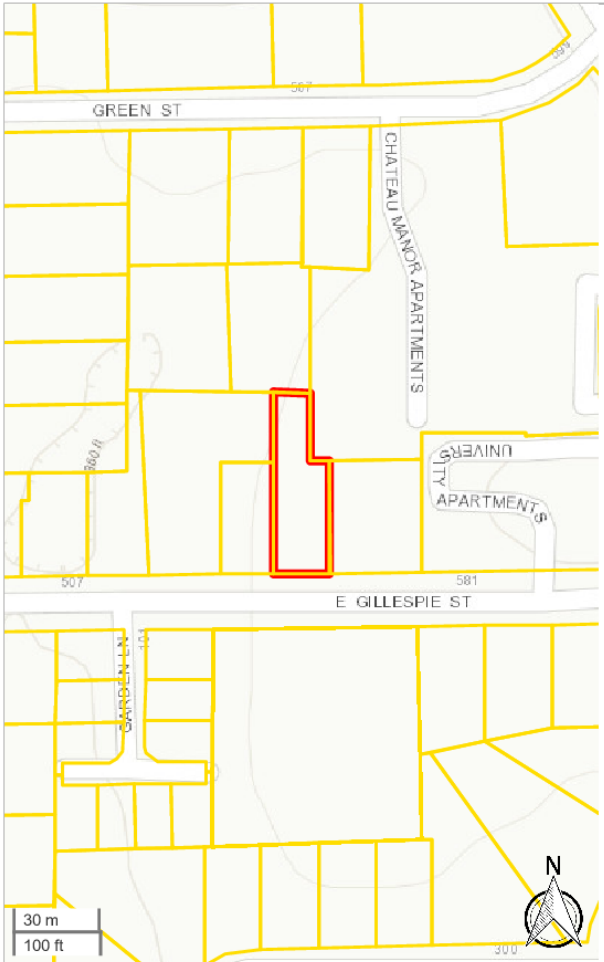
LAST PAYMENT DATE 2 / 5 / 2024**MISCELLANEOUS INFORMATION**

EXEMPT CODE	LEGAL	PT LOT 10 & 12-A CITY BLK 62-A
HOMESTEAD CODE None	811/165 10/621 2004/2809 2004/	
TAX DISTRICT 5110	2831	
PPIN 012612	MAP 101D DB/PG 306/387 811/163	
SECTION 02	B 2004 P 2831 04/15/2004	
TOWNSHIP 18N		
RANGE 14E		

Book 2004 **Page** 2831[PURCHASE COUNTY TAX SALE FILES](#)**TAX SALES HISTORY, FOR UNPAID TAXES**

<u>Year</u>	<u>Sold To</u>	<u>Redeemed Date/By</u>
NO TAX SALES FOUND		

[Log In HOME](#) | [CIVIL COURT](#) | [CRIMINAL COURT](#) | [JUDGMENT ROLL](#) | [MARRIAGE LICENSE](#) | [LAND REDEMPTION](#)
[ONLINE PROPERTY TAX PAYMENTS](#) | [ONLINE CAR TAG PAYMENTS](#)
[TERMS OF USE](#) | [PRIVACY POLICY](#) | [Log In](#) | [Log Out](#)



Oktibbeha County, MS

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Oktibbeha County Tax Assessor/Collector
JoHelen Walker

101 E. Main Street Ste. 103
39759 Starkville , MS
662-323-1273
Fax: 662-338-1066
Date Printed: 6/5/2024

PPIN:	12612
PARCEL_ID:	101D-00-215.00
OWNERNAME:	A & M PROPERTIES LLC
ADDRESS1:	523 E GILLESPIE ST
ADDRESS2:	
CITY:	STARKVILLE
STATE:	MS
ZIP:	39759
SECTION:	02
TOWNSHIP:	18N
RANGE:	14E
LEGAL1:	PT LOT 10 & 12-A CITY BLK 62-A
LEGAL2:	
LEGAL3:	
TAX_DIST:	5110
REGION:	BB
CULT_AC1:	0
CULT_AC2:	0
UNCULT_AC1:	0
UNCULT_AC2:	0
TOTAL_AC:	0
CULT_VAL1:	0
CULT_VAL2:	35000
UNCUL_VAL1:	0
UNCUL_VAL2:	0
LAND_VAL:	35000
IMP_VAL1:	0
IMP_VAL2:	23650
TOTALVALUE:	58650
EXEMPT_COD:	0
HOMESTEAD:	
DEED_BOOK:	2004
DEED_PAGE:	2831
DEED_DATE:	4/14/2004
SITUS_ADDR:	515 GILLESPIE

Prepared By:
Mark E. Guyton
% Guyton Properties
523 E. Gillespie Street
Starkville, MS 39759

2004 2831
Recorded in the Above
Deed Book & Page
04-16-2004 10:13:09 AM
Monica W. Banks
Oktibbeha County, MS

To the Chancery Clerk of Oktibbeha County, Mississippi:
The real property described herein is situated within the City of Starkville and is in the NW Quarter of Section 2, Township 18N,
Range 14E of Oktibbeha County, Mississippi.

WARRANTY DEED

IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt, adequacy and sufficiency of all of which is hereby acknowledged, GUYTON BROTHERS, LLC (the "Grantor"), does hereby sell, convey and warrant unto A&M PROPERTIES, LLC (the "Grantee"), all of the Grantor's right, title and interest in and to the property (the "Property") lying and being situated in Oktibbeha County, Mississippi and being more particularly described as follows:

That certain residence and lot described as all of Lot 12A of Block 62A of the City of Starkville, Mississippi, according to the Arthur L. Goodman Official Map of said city, 1951 Edition, of record and on file in the office of the Chancery Clerk of said county and state, reference to which for further description is here made.

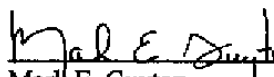
ALSO:

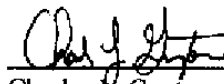
A strip of land of equal length and breadth off East end of Lot 10 Block 62A being further described as beginning at Northwest corner of Lot 12A running in Northerly direction 92 feet to South side of Lot 8; thence East along South line of Lot 8 a distance of 41 feet to West side of Lot 9; thence in Southerly direction along West line of Lot 9 a distance of 92 feet to North line of Lot 12A; thence West along North line of Lot 12A a distance of 41 feet to point of beginning.

The Property is no part of the homestead of the Grantor. Ad valorem taxes for the year 2004 have been prorated between the Grantor and the Grantee, and the Grantee assumes and agrees to pay the same when they become due and payable.

WITNESS THE SIGNATURES OF THE GRANTOR, this the 15th day of April, 2004.

GUYTON BROTHERS, LLC.


Mark E. Guyton


Charles E. Guyton

STATE OF MISSISSIPPI

COUNTY OF OKTIBBEHA

2004 2832

Recorded in the Above

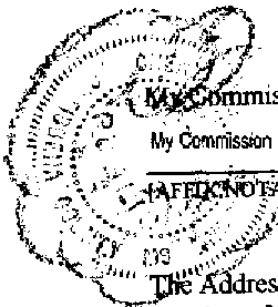
Deed Book & Page

04-16-2004 10:13:09 AM

Monica W. Banks

Oktibbeha County, MS

Personally appeared before me, the undersigned authority in and for the said County and State, on this 15th day of April, 2004, within my jurisdiction, the within named MARK E. GUYTON, AND CHARLES L. GUYTON, who acknowledged that they, as members of GUYTON BROTHERS, LLC and with full authority to do, executed and delivered the foregoing WARRANTY DEED on the day and date therein mentioned and for the purposes therein expressed, for and as the act of said GUYTON BROTHERS, LLC.



Cheryl N. Wilkerson
NOTARY PUBLIC

My Commission Expires:

My Commission Expires August 21, 2005

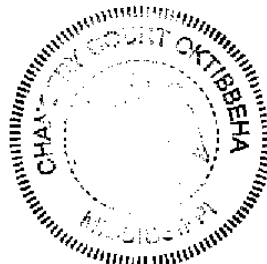
[AFFIX NOTARIAL SEAL]

The Address and Telephone
Number of the Grantor:

% Guyton Properties
523 E. Gillespie Street
Starkville, MS 39759
(662) 323-9767

The Address and Telephone
Number of the Grantee:

% Guyton Properties
523 E. Gillespie Street
Starkville, MS 39759
(662) 323-9767



Oktibbeha County, MS

I certify this instrument was filed on

04-16-2004 10:13:09 AM

and recorded in Deed Book

2004 at Pages 2831 - 2832

Monica W. Banks