

**Address & Tele. of Grantor:**

**Jennifer H. Jung, Executrix of the Estate of MYRTLE W. HAAS,  
deceased**

201 North Second Street, Bay St. Louis, MS 39520  
228-467-6574

**Address & Tele. of Grantee:**

**City of Diamondhead, Mississippi**

5000 Diamondhead Circle  
Diamondhead, MS 39525  
228-222-4626

**Prepared by and Return to:**

Caroline E. Haas Bar No. 104525  
Haas & Haas, 201 N 2<sup>nd</sup> St. Bay St. Louis, MS 39520  
Phone No. 228-467-6574

**File No. 20-5249-3**

Indexing: Part of Government Lot 6, Section 3, Township 8 South, Range  
14 West, Hancock County, Mississippi.

**STATE OF MISSISSIPPI  
COUNTY OF HANCOCK**

**WARRANTY DEED**

For and in consideration of the sum and amount of Ten and 00/100--  
----- (\$10.00) Dollars, cash in hand paid, receipt of which is hereby  
acknowledged and other good and valuable consideration, the receipt of  
which is hereby acknowledged, I, **Jennifer H. Jung, Executrix of the**

**Estate of MYRTLE W. HAAS, deceased, Cause No. 23CH1:21-cv-00397-JP, CHANCERY COURT, HANCOCK COUNTY, MISS.,** do hereby convey and warrant unto **City of Diamondhead, Mississippi,** the following described real property located in Hancock County, Mississippi, to-wit:

A parcel of land located in Government Lot 6, Section 3, Township 8 South, Range 14 West, Hancock County, Mississippi being a portion of the property conveyed to Myrtle J. Haas per Deed Book 2010, Page 5209 being more particularly described as follows:

Begin at a ½ inch iron rod with cap being the southwest corner of Lot 17, Replat of Leisure Time Park Subdivision Plat Book 8, Page 10; having grid coordinates of N 318930.054 and E 810737.360 based on the Mississippi Plane Coordinate System, East Zone, NAD 83 (U.S. Survey Feet), bearings and distances herein are grid values based on said coordinate system using a scale factor of 0.999984493 and a convergence angle of -00 degrees 16 minutes 41.678 seconds (at the P.O.B.); thence South 89 degrees 16 minutes 25 seconds East 185.20 feet along the north line of said Haas property to a ½ inch iron rod with cap; thence South 00 degrees 28 minutes 23 seconds West 41.02 feet along the west line of the property conveyed to the City of Diamondhead, Mississippi per Deed Book 2020, Page 1741; thence North 89 degrees 16 minutes 25 seconds West 185.36 feet to the west line of said Haas property; thence North 00 degrees 42 minutes 03 seconds East 41.02 feet to the Point of Beginning.

Said parcel containing 7,600 square feet, more or less.

AND

A parcel of land located in Government Lot 6, Section 3, Township 8 South, Range 14 West, Hancock County, Mississippi being a portion of the property conveyed to Myrtle J. Haas per Deed Book 2010, Page 5209 being more particularly described as follows:

Commence at ½ inch iron rod with cap being the southwest corner of Lot 17, Replat of Leisure Time Park Subdivision Plat Book 8, Page 10; having grid coordinates of N 318930.054 and E 810737.360 based on the Mississippi Plane Coordinate System, East Zone, NAD 83 (U.S. Survey Feet), bearings and distances herein are grid values based on said coordinate system using a scale factor of 0.999984493 and a convergence angle of -00 degrees 16 minutes 41.678 seconds (at the P.O.C.); thence South 89 degrees 16 minutes 25 seconds East 185.20 feet along the north line of said Haas property to a ½ inch iron rod with cap; thence South 89 degrees 16 minutes 23 seconds East 50.00 feet to a 1/2 inch iron rod; thence South 89 degrees 34 minutes 09 seconds East 120.26 feet along the north line of said Haas property to the Northeast corner of said Haas property and a 1/2 inch iron rod with cap; thence South 00 degrees 16 minutes 02 seconds West 5.00 feet; thence North 89 degrees 34 minutes 09 seconds West 120.27 feet to the east line of property conveyed to the City of Diamondhead, Mississippi per Deed Book 2020, Page 1741 and a 1/2 inch iron rod with cap; thence North 00 degrees 28 minutes 23 seconds East 5.00 feet along the east line of said City of Diamondhead property to the Point of Beginning.

Said parcel containing 601 square feet, more or less.

Being more particularly described in the survey by Tice Engineering, Inc., dated 6/9/2022, Project Number: 1466-21\_T8 and attached hereto and made a part hereof as Exhibit "A".

For the same consideration, Grantors do hereby grant and convey unto Grantee a non-exclusive right-of-way and easement for road and utility purposes and for ingress and egress to and from the above described property, over and across a certain roadway which has been established and designated as "Gex Road" by that certain Right-of-Way Easement from Walter J. Gex, et al, dated July 16, 1982, as recorded in Deed Book AA-64, pages 238-242, reference to which is hereby made, over and across the following described property, to-wit:

John B. Ladner Claim # 13, Township 8 South, Range 14 West, being the same land Patented by the United States Government to Frank J. Ladner, by Patent dated October 9, 1907 and recorded in Book B-8, Page 124, Deed Records of Hancock County, Mississippi, and also the N ½ of Government Lot 6, Section 3, Township 8 South, Range 14 West, Hancock County, Mississippi.

Said Right-of-Way Easement is subject to the terms and conditions of the aforesaid Right of Way Easement from Walter J. Gex, et al., particularly those provisions which give Walter J. Gex, et al, the right to relocate the aforesaid Gex Road, so long as said Walter J. Gex, et al, provide another road whereby Grantor has similar ingress and egress.

Together with all and singular the rights, privileges, improvements and appurtenances to the same belonging or in any wise appertaining.

The above-described property is subject to any restrictive covenants, reservations and easements of record and is commercial real property and is not a part of the Grantors Homestead.

The Grantor reserves unto the Estate of MYRTLE W. HAAS, and her successors in Interest all of the Oil, Gas, and other minerals, if any.

**AFFIX \$1.00 D.M.S.**

Ad Valorem Taxes for the year 2023 will be paid by the Grantor herein. Ad Valorem Taxes for the year 2024 and thereafter will be paid by the Grantee herein.

WITNESS MY SIGNATURE on this, the \_\_\_\_ day of September, 2023.

**Estate of MYRTLE W. HAAS, deceased**

By: \_\_\_\_\_  
**Jennifer H. Jung, EXECUTRIX**

**STATE OF MISSISSIPPI  
PARISH/COUNTY OF HANCOCK**

Personally appeared before me, the undersigned authority in and for the said parish/county and state, within my jurisdiction, the within **Jennifer H. Jung**, who acknowledged to me that she is **Executrix** of the **Estate of MYRTLE W. HAAS, deceased**, and that in said representative capacity she/he executed the above and foregoing instrument, after first having been duly authorized so to do.

GIVEN UNDER MY HAND and seal of office, this the \_\_\_\_\_ day of September, 2023.

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

My commission expires: \_\_\_\_\_

(NOTARY SEAL REQUIRED)

 <b>First American Title™</b>	<b>ALTA Commitment for Title Insurance</b>
	ISSUED BY <b>First American Title Insurance Company</b>
<b>Schedule BI</b>	

Commitment No.: Diamondhead 20-5249-3

**SCHEDULE B, PART I  
Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Pay all taxes and/or assessments, levied and assessed against the Land, which are due and payable.
5. Execution of an Owner's and Contractor's Affidavit, Owner's/Seller's Affidavit and Notice of Availability of Owner's Title Insurance, all forms acceptable to the Company.
6. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
  - a) Execution and recordation, without intervening rights, of a Warranty Deed from Estate of MYRTLE W. HAAS, deceased (and spouse, when required by law) conveying the Land described in Schedule A hereof to City of Diamondhead, Mississippi.
7. Provide a land survey satisfactory to the Company, prepared by a registered land surveyor, dated no more than 90 days prior to closing this transaction, and certified to the proposed Insured(s) and the Company or the standard survey exception will remain (unless the underwriting requirements are satisfied to issue the Short Form Loan Policy, Eagle Owner's Policy, or Eagle Loan Policy). Upon review of the survey, the Company reserves the right to make such additional requirements as it may deem necessary.
8. As to each grantor/mortgagor who is a legal entity, provide proof of proper formation and due authorization prior to closing the transaction by obtaining: (a) confirmation of current good standing; (b) copies of the entity's formation documents (e.g., articles of incorporation, certificate of formation, etc.) and any amendments thereto; (c) copies of the entity's current governing documents (e.g., by-laws, operating agreement, partnership agreement, etc.) and any amendments thereto; and (d) a written consent or resolution executed by the governing body of the entity authorizing the transaction and designate the person(s) who will execute the instruments. The resolution must set forth the consideration and the terms of the transaction. Upon review of these documents, the Company reserves the right to make such additional requirements as it may deem necessary.
9. If the transaction is commercial in nature, execution of a sworn statement that (a) there are no unpaid or disputed real estate broker commissions, (b) all compensation due or to become due under any brokerage agreement has been paid or has been waived in writing by the potential lien claimant, and (b) that there has been no written notice received concerning any unpaid real estate commission which could give rise to a broker's lien under Mississippi law.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions.*

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<b>Schedule BI (Cont.)</b>	

Commitment No.: Diamondhead 20-5249-3

**SCHEDULE B, PART I**

**Requirements**

10. Immediately prior to disbursement of the closing proceeds, the search of the Public Records must be continued from the Commitment Date. The Company reserves the right to raise such further exceptions and requirements as an examination of the information revealed by such search requires.

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 <b>First American Title™</b>	<b>ALTA Commitment for Title Insurance</b>
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<b>Schedule BII</b>	

Commitment No.: Diamondhead 20-5249-3

**SCHEDULE B, PART II**

**Exceptions**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.


The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records are shown in Schedule B.
6. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the Land prior to Date of Policy, and any adverse claim to all or part of the Land that is, at Date of Policy, or was previously, under water.
7. The Company does not insure the area, square footage, or acreage of the Land.
8. Taxes and assessments for the year 2023 and subsequent years and not yet due and payable.
9. Easement for Gex Road as set forth in those certain instruments filed in Book AA46, Pages 500-501, Book AA64, Pages 238-242 of the Deed records of Hancock County, Mississippi reserving right to relocate road with equal access.

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<b>Schedule BII (Cont.)</b>	

Commitment No.: Diamondhead 20-5249-3

10. Easement for Road to Hancock County, Mississippi AKA Park Ten Drive filed in Book BB183, Page 501 of said Records.
11. Road Right of Way Easement to Hancock County, Mississippi filed in Book BB189, Page 785 of said Records.

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### A. Settlement Statement (HUD-1)

<b>B. Type of Loan</b>			
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> CONV. UNINS.	6. File Number: <b>Diamondhead 20-5249-3</b>
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> CONV. INS.		7. Loan Number:
			8. Mortgage Ins. Case No.:
<b>C. Note:</b> This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.			
<b>D. Name &amp; Address of Borrower:</b> City of Diamondhead, Mississippi, 5000 Diamondhead Circle, Diamondhead, MS 39525		<b>F. Name &amp; Address of Lender:</b>	
		<b>G. Property Location:</b> Vacant Park Ten Drive N 1/2 Lot 6, Sec. 3, T8S,R14W Diamondhead, MS 39525	
<b>E. Name &amp; Address of Seller:</b> Estate of MYRTLE W. HAAS, deceased, 201 North Second Street, Bay St. Louis, MS 39520		<b>H. Settlement Agent:</b> Caroline E. Haas 201 N. Second Street Bay St. Louis, MS 39520	
		Name: Haas & Haas Phone: 228-467-6574	
		Place of Settlement: Haas & Haas 201 N. Second Street Bay St. Louis, MS 39520	
<b>I. Settlement Date:</b> 09/13/2023		<b>Disbursement Date:</b> 09/13/2023	
<b>J. Summary of Borrower's Transaction</b>		<b>K. Summary of Seller's Transaction</b>	
<b>100. Gross Amount Due from Borrower</b>		<b>400. Gross Amount Due to Seller</b>	
101. Contract sales price	15,459.37	401. Contract sales price	15,459.37
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	1,138.00	403.	
104.		404.	
105.		405.	
<b>Adjustments for items paid by Seller in advance</b>		<b>Adjustments for items paid by Seller in advance</b>	
106. City/town taxes to		406. City/town taxes to	
107. County taxes to		407. County taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
<b>120. Gross Amount Due from Borrower</b>	<b>\$16,597.37</b>	<b>420. Gross Amount Due to Seller</b>	<b>\$15,459.37</b>
<b>200. Amounts Paid by or in Behalf of Borrower</b>		<b>500. Reductions in Amount Due to Seller</b>	
201. Deposit or earnest money		501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)	0.00	502. Settlement charges to seller (line 1400)	0.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
<b>Adjustments for items unpaid by Seller</b>		<b>Adjustments for items unpaid by Seller</b>	
210. City/town taxes to		510. City/town taxes to	
211. County taxes to		511. County taxes to	
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
<b>220. Total Paid by/for Borrower</b>	<b>\$0.00</b>	<b>520. Total Reduction Amount Due Seller</b>	<b>\$0.00</b>
<b>300. Cash at Settlement from/to Borrower</b>		<b>600. Cash at Settlement to/from Seller</b>	
301. Gross amount due from Borrower (line 120)	\$16,597.37	601. Gross amount due to Seller (line 420)	\$15,459.37
302. Less amounts paid by/for Borrower (line 220)	(\$0.00)	602. Less reductions in amounts due Seller (line 520)	(\$0.00)
<b>303. Cash</b> <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	<b>\$16,597.37</b>	<b>603. Cash</b> <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	<b>\$15,459.37</b>

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

**Settlement Statement**

<b>L. Settlement Charges</b>				Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
<b>700. Total Real Estate Broker Fees</b>					
Division of commission (line 700) as follows:					
701. \$	to				
702. \$	to				
703. Commission paid at settlement					
704.	to				
705.	to				
<b>800. Items Payable in Connection with Loan</b>					
801. Our origination charge		(from GFE #1)			
802. Your credit or charge (points) for the specific interest rate chosen		(from GFE #2)			
803. Your adjusted origination charges		(from GFE A)			
804. Appraisal fee to		(from GFE #3)			
805. Credit report to		(from GFE #3)			
806. Tax service to		(from GFE #3)			
807. Flood certification to		(from GFE #3)			
808.					
809.					
810.					
811.					
812.					
813.					
<b>900. Items Required by Lender to be Paid in Advance</b>					
901. Daily interest charges from 09/23/2022 to	@	/day	days	(from GFE #10)	
902. Mortgage insurance premium for	months to			(from GFE #3)	
903. Homeowner's insurance for	yrs. to			(from GFE #11)	
904.	yrs. to				
<b>1000. Reserves Deposited with Lender</b>					
1001. Initial deposit for your escrow account				(from GFE #9)	
1002. Homeowner's insurance	months @		per month		
1003. Mortgage insurance	months @		per month		
1004. Property Taxes	months @		per month		
1005.	months @		per month		
1006.	months @		per month		
1007.	months @		per month		
1008. Aggregate Adjustment					
<b>1100. Title Charges</b>					
1101. Title services and lender's title insurance				(from GFE #4)	0.00
1102. Settlement or closing fee to Haas & Haas					750.00
1103. Owner's title insurance				(from GFE #5)	150.00
1104. Lender's title insurance					0.00
1105. Lender's title policy limit \$0.00					
1106. Owner's title policy limit \$15,459.37					
1107. Agent's portion of the total title insurance premium \$105.00 to Haas & Haas					
1108. Underwriter's portion of the total title insurance premium \$45.00 to First American Title Insurance Company					
1109. Abstract & Updates to First American Abstracts & Haas & Haas					105.00
1110. Binder Fee to First American Title Insurance Company					107.00
1111.					
1112.					
1113.					
<b>1200. Government Recording and Transfer Charges</b>					
1201. Government recording charges				(from GFE #7)	26.00
1202. Recording Fees: Deed: 26.00	Mortgage:		Release:		0.00
1203. Transfer taxes				(from GFE #8)	
1204. City/County tax/stamps: Deed:	Mortgage:				
1205. State tax/stamps: Deed:	Mortgage:				
1206.					
1207.					
1208.					
<b>1300. Additional Settlement Charges</b>					
1301. Required services that you can shop for				(from GFE #6)	
1302. Survey POC City of Diamondhead to Tice Engineering, Inc.					
1303.					
1304.					
1305.					
1306.					
1307.					
<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>					<b>\$1,138.00</b>
					<b>\$0.00</b>

 <b>First American Title™</b>	<b>ALTA Commitment for Title Insurance</b>
	ISSUED BY <b>First American Title Insurance Company</b>
<b>Schedule A</b>	

**Transaction Identification Data for reference only:**

Issuing Agent: Haas & Haas

Issuing Office: 201 N. Second Street, Bay St. Louis, MS 39520

Issuing Office's ALTA® Registry ID:

Loan ID No.:

Commitment No.: Diamondhead 20-5249-3

Issuing Office File No.: Diamondhead 20-5249-3

Property Address: Vacant Park Ten Drive, N 1/2 Lot 6, Sec. 3, T8S,R14W, Diamondhead, MS 39525

Revision Number:

**SCHEDULE A**

1. Commitment Date: August 22, 2023 @ 8:00AM
2. Policy to be issued:
  - (a) ALTA Owner's Policy (6-17-06)  
Proposed Insured: City of Diamondhead, Mississippi  
Proposed Policy Amount: \$15,459.37
  - (b)  
Proposed Insured:  
Proposed Policy Amount: \$
  - (c) None  
Proposed Insured:  
Proposed Policy Amount: \$
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. The Title is, at the Commitment Date, vested in: Estate of MYRTLE W. HAAS, deceased
5. The Land is described as follows:  
The land referred to herein is located in the City/Town of Diamondhead, County of Hancock, State of Mississippi and is described as set forth in Exhibit A attached hereto and made a part hereof.

**FIRST AMERICAN TITLE INSURANCE COMPANY**


By: \_\_\_\_\_

Authorized Signatory

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 <b>First American Title™</b>	<b>ALTA Commitment for Title Insurance</b>
	ISSUED BY <b>First American Title Insurance Company</b>
<b>Exhibit A</b>	

File No.: Diamondhead 20-5249-3

The Land referred to herein below is situated in the County of Hancock, State of Mississippi, and is described as follows:

A parcel of land located in Government Lot 6, Section 3, Township 8 South, Range 14 West, Hancock County, Mississippi being a portion of the property conveyed to Myrtle J. Haas per Deed Book 2010, Page 5209 being more particularly described as follows:

Begin at a ½ inch iron rod with cap being the southwest corner of Lot 17, Replat of Leisure Time Park Subdivision Plat Book 8, Page 10; having grid coordinates of N 318930.054 and E 810737.360 based on the Mississippi Plane Coordinate System, East Zone, NAD 83 (U.S. Survey Feet), bearings and distances herein are grid values based on said coordinate system using a scale factor of 0.999984493 and a convergence angle of -00 degrees 16 minutes 41.678 seconds (at the P.O.B.); thence South 89 degrees 16 minutes 25 seconds East 185.20 feet along the north line of said Haas property to a ½ inch iron rod with cap; thence South 00 degrees 28 minutes 23 seconds West 41.02 feet along the west line of the property conveyed to the City of Diamondhead, Mississippi per Deed Book 2020, Page 1741; thence North 89 degrees 16 minutes 25 seconds West 185.36 feet to the west line of said Haas property; thence North 00 degrees 42 minutes 03 seconds East 41.02 feet to the Point of Beginning.

Said parcel containing 7,600 square feet, more or less.

AND

A parcel of land located in Government Lot 6, Section 3, Township 8 South, Range 14 West, Hancock County, Mississippi being a portion of the property conveyed to Myrtle J. Haas per Deed Book 2010, Page 5209 being more particularly described as follows:

Commence at ½ inch iron rod with cap being the southwest corner of Lot 17, Replat of Leisure Time Park Subdivision Plat Book 8, Page 10; having grid coordinates of N 318930.054 and E 810737.360 based on the Mississippi Plane Coordinate System, East Zone, NAD 83 (U.S. Survey Feet), bearings and distances herein are grid values based on said coordinate system using a scale factor of 0.999984493 and a convergence angle of -00 degrees 16 minutes 41.678 seconds (at the P.O.C.); thence South 89 degrees 16 minutes 25 seconds East 185.20 feet along the north line of said Haas property to a ½ inch iron rod with cap; thence South 89 degrees 16 minutes 23 seconds East 50.00 feet to a 1/2 inch iron rod; thence South 89 degrees 34 minutes 09 seconds East 120.26 feet along the north line of said Haas property to the Northeast corner of said Haas property and a 1/2 inch iron rod with cap; thence South 00 degrees 16 minutes 02 seconds West 5.00 feet; thence North 89 degrees 34 minutes 09 seconds West 120.27 feet to the east line of property conveyed to the City of Diamondhead, Mississippi per Deed Book 2020, Page 1741 and a 1/2 inch iron rod with cap; thence North 00 degrees 28 minutes 23 seconds East 5.00 feet along the east line of said City of Diamondhead property to the Point of Beginning.

Said parcel containing 601 square feet, more or less.