

PREPARED BY & RETURN TO:
DEREK R. CUSICK (MS BAR#10653)
CUSICK & WILLIAMS, PLLC
Post Office Box 4008
GULFPORT, MS 39502
(228) 206-3819

INDEXING INSTRUCTIONS:

Property One:

LOT 7, BLK 4, UNIT 4,
DIAMONDHEAD, PHASE 1, CITY
OF DIAMONDHEAD
HANCOCK COUNTY, MISSISSIPPI

Property Two:

LOT 33, BLK 1, DIAMONDHEAD
PHASE 1 AMENDED PLAT OF
UNITS 2 & 6, CITY OF
DIAMONDHEAD
HANCOCK COUNTY, MISSISSIPPI

GRANTORS ADDRESS:
KENNETH REAVER &
P. ANNE REAVER
8921 MAILI WAY
DIAMONDHEAD, MS 39525
(228)

GRANTEE'S ADDRESS:
CITY OF DIAMONDHEAD, MS
5000 DIAMONDHEAD CIRCLE
DIAMONDHEAD MS 39525
(228) 222-4626

STATE OF MISSISSIPPI

COUNTY OF HANCOCK

DEED OF DEDICATION

This DEED OF DEDICATION ("Deed") is made this ____ day of _____, 2025, by and between KENNETH REAVER AND P. ANNE REAVER, GRANTORS, and THE CITY OF DIAMONDHEAD, a municipality created and existing under the State of Mississippi ("City"), GRANTEE.

WITNESSETH

WHEREAS, Grantors wish to dedicate, grant and convey the following property to the City and be relieved of the cost and responsibilities associated with maintaining same; and

WHEREAS, the City wishes to acquire the property and assume the cost and responsibilities for maintaining same; and

WHEREAS, on _____, the Diamondhead City Council passed a resolution and order accepting the dedication of the property conveyed herein and agreeing to the terms contained herein, copy of which is attached hereto as Exhibit "A"; and

NOW, THEREFORE, in consideration of the recitals and the mutual benefits, covenants and terms herein contained, and for other good and valuable consideration, the receipt of which is hereby acknowledged, KENNETH REAVER and P. ANNE REAVER hereby dedicates, grants, conveys, covenants and agrees as follows:

DEDICATION OF TWO UNDEVELOPED TRACTS

For and in consideration of the City accepting the property and maintaining the property as greenspace and drainage, KENNETH REAVER and P. ANNE REAVER, being the sole owners of, and the only party having any interest in, the property, do hereby dedicate, grant and convey unto the City, its successors and assigns, in fee simple, for the use of the general public as a greenspace and for drainage, the property described herein below and improvements thereon and appurtenances thereto, if any. This dedication of the property is made without warranties of any kind.

The City specifically accepts the dedication of the property without warranty and subject to the following conditions:

The conveyance herein is made subject to such valid mineral reservations and/or conveyances, if any, as may have been heretofore made on the property, or filed in the land records of the Office of the Chancery Clerk of Hancock County, Mississippi.

The conveyance herein is made subject to any and all easements located on, over and across the property, or filed in the land records of the Office of the Chancery Clerk of Hancock County, Mississippi.

The conveyance herein is made subject to any and all rights-of-way and/or easements for public utilities in, on and under the property.

The conveyance herein is made subject to the City maintaining the property as greenspace and for drainage and said property is not to be developed.

Legal Description of the Undeveloped Tracts:

Lot 7, Block 4, Unit 4, Diamondhead, Phase 1, Hancock County, Mississippi as per the official plat thereof recorded in the Office of the Chancery Clerk of Hancock County, Mississippi, in Plat Book 4, Page 7. Forfeited Tax Land Patent Book/Page: 2017/15493.

Lot 33, Block 1, Diamondhead Phase 1, Amended Plats of Units 2 & 6, AA-56-466, according to the map or plat thereof recorded in the Office of the Chancery Clerk of Hancock County, Mississippi. Forfeited Tax Land Patent Book/Page: 2017/15468.

Together with all improvements situated thereon, and the perpetual right of ingress and egress over and upon all streets, roads, avenues and boulevards shown on said subdivision plat.

IT IS FURTHER UNDERSTOOD AND AGREED that this instrument constitutes the entire agreement between Grantors and Grantee, there being no other oral agreements or representations of any kind or nature whatsoever.

EXECUTED, this the ____ day of _____, 2025.

GRANTOR:

KENNETH REAVER

GRANTOR:

P. ANNE REAVER

STATE OF MISSISSIPPI

COUNTY OF HANCOCK

Personally appeared before me, the undersigned Notary Public, the within named Kenneth Reaver, who acknowledged that he signed and delivered this instrument on the day and year herein mentioned, after first having been duly authorized to do so.

GIVEN UNDER MY HAND AND SEAL this the ____ day of _____, 2025.

NOTARY PUBLIC

My Commission Expires:

STATE OF MISSISSIPPI

COUNTY OF HANCOCK

Personally appeared before me, the undersigned Notary Public, the within named P. Anne Reaver, who acknowledged that she signed and delivered this instrument on the day and year herein mentioned, after first having been duly authorized to do so.

GIVEN UNDER MY HAND AND SEAL this the ____ day of _____, 2025.

NOTARY PUBLIC

My Commission Expires:

GRANTEE:

CITY OF DIAMONDHEAD, MISSISSIPPI

BY: _____

CITY MANAGER

STATE OF MISSISSIPPI

COUNTY OF HANCOCK

Personally appeared before me, the undersigned Notary Public, the within named Jon McCraw, who acknowledged that he is City Manager of the City of Diamondhead, Mississippi, and that in said representative capacity he signed and delivered this instrument on the day and year herein mentioned, after first having been duly authorized to do so.

GIVEN UNDER MY HAND AND SEAL this the _____ day of _____, 2025.

NOTARY PUBLIC

My Commission Expires:
