

Space Above Line for Official Use Only

Prepared by and return to:

Jason L. Poulson
MS Bar No. 102448
Watkins & Eager PLLC
400 East Capitol St.
Jackson, MS 39201
601.965.1900

GRANTOR:

Barbara Oswalt
2960 Oakview Dr.
TUPELO, MS 38804
Telephone: 662-322-7507

GRANTEE:

Tulip Creek 2021, LP
1739 University Avenue, Suite 292
Oxford, MS 38655
Telephone: 662-598-1132

Indexing Instructions:

NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 9
SOUTH, RANGE 6 EAST, LEE COUNTY, MISSISSIPPI

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good, legal and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned **BARBARA OSWALT**, an individual ("Grantor"), does hereby grant, bargain, sell, convey and warrant unto **TULIP CREEK 2021, LP**, a Mississippi limited partnership ("Grantee"), the land and property located and situated in Lee County, Mississippi, and being more particularly described on Exhibit A attached hereto and made a part hereof (the "Property"). This conveyance of the Property and the warranties contained herein are subject to those matters set forth on Exhibit B attached hereto and made a part hereof.

IT IS AGREED AND UNDERSTOOD that the ad valorem taxes for the Property for the current year have been prorated as of this date based on the most recent tax year available, and the Grantor and Grantee agree to re-prorate taxes and assessments, as needed, upon receipt of the actual tax bill.

The Property is not part of the homestead of the Grantor, and no party herein claims a homestead interest therein.

[SIGNATURE PAGE FOLLOWS]



[SIGNATURE PAGE TO WARRANTY DEED]

IN WITNESS WHEREOF, the undersigned Grantor has executed and delivered this instrument as of the date set forth in the acknowledgment below.

GRANTOR:

Barbara Oswalt
BARBARA OSWALT

STATE OF MISSISSIPPI

COUNTY OF Lee

Personally appeared before me, the undersigned authority in and for the said county and state, on this 6th day of June, 2022, within my jurisdiction, the within named Barbara Oswalt, who acknowledged that she executed the above and foregoing instrument.

My Commission Expires: 4/15/2026
[SEAL]

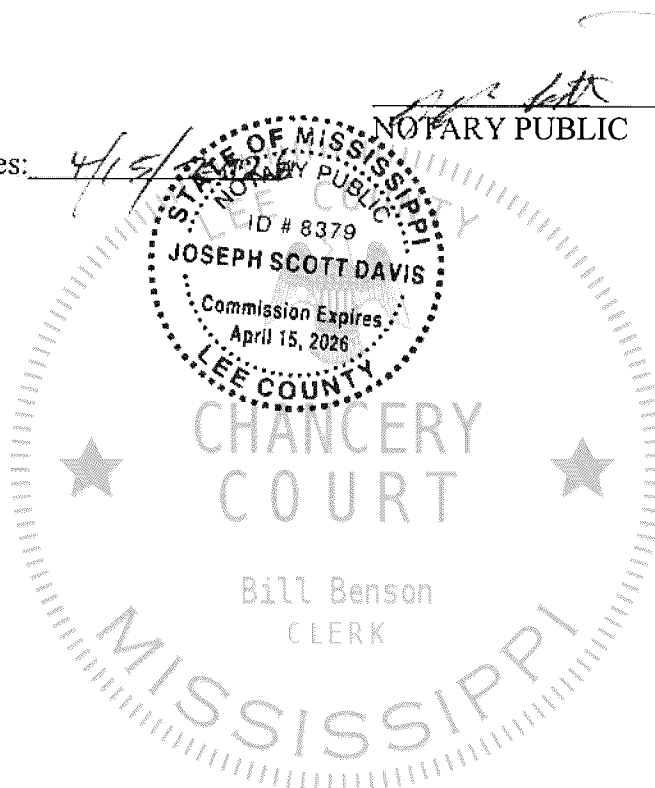


EXHIBIT A
LEGAL DESCRIPTION

Commencing at the Northwest corner of the Northeast Quarter of Section 34, Township 9 South, Range 6 East, Lee County, Mississippi, and run thence South 160 Feet to a point; run thence South 37 degrees 01 minutes 01 seconds, East for a distance of 1258.02 feet to a point on the West right of way line of Appalachian Road; run thence North 33 degrees 56 minutes 47 seconds East 49.96 feet to a point; run thence North 39 degrees 40 minutes 53 seconds East 150.04 feet to a point; run thence North 1003.97 feet to a point on the North boundary line of said Northeast Quarter; run thence West along said North boundary line for 881.10 feet to the point of beginning. Said tract lying and being situated in the Northeast Quarter of Section 34, Township 9 South, Range 6 East, Lee County, Mississippi and containing 14.56 acre more or less.



EXHIBIT B
PERMITTED EXCEPTIONS

1. All taxes for the year 2022 and subsequent years, which are a lien not yet due and payable.
2. Warranty Deed to the State Highway Commission of Mississippi recorded in Book 344, Page 32.

