

EXHIBIT "A"

W ½ of E ½ and SW ¼ of Section 15; and NE ¼ of NE ¼ of Section 21; and W ½ of NE ¼ and SE ¼ of NE ¼, and N ½ of N ½ of SE ¼, and NE ¼ of SW ¼, and NW ¼ of Section 22, all in Township 8 North, Range 4 East in Rankin County, State of Mississippi.

Together with Ingress, Egress and Utility Easement, dated May 25, 2023, recorded in Book 2023, at Page 13827.

Subject to Ingress, Egress and Utility Easement, dated _____, _____, executed by M3 Land, LLC, in favor of Michael Clark Wallace, et al, recorded in Book _____, at Page _____, of the records within the office of the Chancery Clerk, Rankin County, Mississippi.

Mary Anna Ingram is a Mississippi Real Estate Broker.
License # B-13032.



ED

RCD: 07/03/2023 @10:37:13 AM

Rankin County, MS

Larry Swales Chancery Clerk

22-8-4

SE

23-8-4

SW

PREPARED BY AND RETURN TO:

Don A. McGraw, Jr. - MSBN 2621
Montgomery McGraw, PLLC
P. O. Box 1039
Canton, MS 39046
601-859-3616

INDEXING: SW1/4 of Section 23 and SE1/4 of Section 22, Township 8 North, Range 4 East,
Rankin County, Mississippi.

**STATE OF MISSISSIPPI
COUNTY OF RANKIN**

INGRESS, EGRESS AND UTILITY EASEMENT AGREEMENT

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid
and other good and valuable consideration, the receipt and sufficiency of which are hereby
acknowledged the undersigned:

GRANTOR:

AWB HOLDINGS, LLC, a Mississippi Limited Liability Company
P.O. Box 5611
Brandon, MS 39047
Phone: 601-201-4219

does hereby grant, bargain, sell, transfer and convey unto:

GRANTEE:

M3 LAND, LLC, a Mississippi Limited Liability Company
P.O. Box 6018
Brandon, MS 39047
Phone: 601-506-6778

their successors and assigns, a non-exclusive, permanent, perpetual easement for ingress, egress and utilities on over, and across the Grantor's property located in Rankin County, Mississippi, and described in Exhibits "A-1", "A-2" and "B" attached hereto and incorporated herein by reference for all purposes.

Grantee, their successors and assigns, shall be responsible for the maintenance and upkeep of the Easements. In the event a party hereto, their successors and assigns, shall damage the Easements through any extraordinary means such as construction traffic or logging, then such party shall be responsible for repairing said Easement to its pre-existing condition at their sole cost and expense.

The provisions of the Easements herein conveyed shall constitute a covenant running with the land for the benefit of the Grantees, their successors and assigns.

WITNESS OUR SIGNATURES this the 25 day of May, 2023.

GRANTEE:

**M3 Land, LLC,
A Mississippi Limited Liability Company**

By: Matthew Freeny
Matthew Freeny, Member

GRANTOR:

**AWB Holdings, LLC,
A Mississippi Limited Liability Company**

By: Chris Edwards
Chris Edwards, Member

**STATE OF MISSISSIPPI
COUNTY OF MADISON**

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 14 day of June, 2023, within my jurisdiction, the within named **Matthew Freeny** who acknowledged that he is a **Member of M3 Land, LLC, a Mississippi Limited Liability Company**, and that for and on behalf of the said company, and as its act and deed he executed the above and foregoing instrument after first having been duly authorized by said company so to do.

MY COMMISSION EXPIRES:
1-18-2027
(SEAL)



Don A. McGraw, Jr.
NOTARY PUBLIC

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 25 day of May, 2023, within my jurisdiction, the within named **Chris Edwards** who acknowledged that he is a **Member of AWB Holdings, LLC, a Mississippi Limited Liability Company**, and that for and on behalf of the said company, and as its act and deed he executed the above and foregoing instrument after first having been duly authorized by said company so to do.

MY COMMISSION EXPIRES:
1-18-2027
(SEAL)



[Signature]
NOTARY PUBLIC

EXHIBIT "A" - 1

Description For 60' Ingress, Egress & Utility Easement

A tract or parcel of land containing **1.25 acres**, more or less, lying and being situated in the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 8 North, Range 4 East, Rankin County, Mississippi and being more particularly described by metes and bounds as follows:

Commencing at a found concrete monument marking the common corner of Sections 22, 23, 26, & 27, Township 8 North, Range 4 East, Rankin County, Mississippi; run thence

North 1 degree 00 minutes 31 seconds East along the West line of said Section 23 for a distance of 930.87 feet to a set 1/2 inch iron pin marking the intersection of said West line of Section 23 with the Northerly right of way of Mississippi Highway No. 25; thence

Northeasterly along said Northerly right of way of Mississippi Highway No. 25 and the arc of a curve to the right for a distance of 848.19 feet, said curve having a radius of 5,879.33 feet, and a deflection angle of 8 degrees 15 minutes 57 seconds, (chord bearing and distance, North 55 degrees 30 minutes 23 seconds East, 847.46 feet) to a set 1/2 inch iron pin marking the **Point of Beginning** of the herein described easement; thence

North 52 degrees 27 minutes 55 seconds West for a distance of 875.69 feet to a set 1/2 inch iron pin marking said West line of Section 23; thence

North 00 degrees 19 minutes 55 seconds East along said West line of Section 23 for a distance of 75.33 feet to a set 1/2 inch iron pin; thence

South 52 degrees 27 minutes 55 seconds East along for a distance of 946.00 feet to a set 1/2 inch iron pin marking said Northerly right of way of Mississippi Highway No. 25; thence

Southwesterly along said Northerly right of way of Mississippi Highway No. 25 and the arc of a curve to the left for a distance of 64.91 feet, said curve having a radius of 5,879.33 feet, and a delta angle of 00 degrees 37 minutes 57 seconds, (chord bearing and distance, South 59 degrees 57 minutes 20 seconds West, 64.91 feet) to the **Point of Beginning**.

Prepared by:

Benchmark Engineering and Surveying, LLC

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C:\Users\Don McGraw\AppData\Local\Microsoft\Windows\NetCache\Content.Outlook\DAHO39TWB-9653-E1.doc
3/29/2023

**Description
For
Additional Access for 60' Ingress/Egress & Utility Easement**

A tract or parcel of land containing **0.02 acres**, more or less, lying and being situated in the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 8 North, Range 4 East, Rankin County, Mississippi and being more particularly described by metes and bounds as follows:

Commencing at a found concrete monument marking the common corner of Sections 22, 23, 26, & 27, Township 8 North, Range 4 East, Rankin County, Mississippi; run thence

North 1 degree 00 minutes 31 seconds East along the East line of said Section 22 for a distance of 1,107.76 feet to a found 1/2 inch iron marking the Northeast corner of the Wilson property as recorded in Deed Book 2020, Page 18729 in the Office of Chancery Clerk in Rankin County; thence

North 00 degrees 03 minutes 52 seconds East along said East line of Section 22 for a distance of 836.57 feet to the **Point of Beginning** of the herein described easement; thence

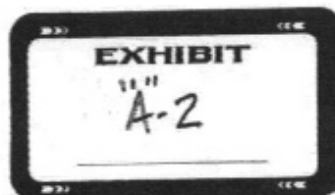
North 52 degree 27 minutes 55 seconds West for a distance of 61.01 feet; thence

South 89 degrees 57 minutes 51 seconds East for a distance of 48.43 feet to a set 1/2 inch iron pin; thence

South 00 degrees 03 minutes 52 seconds West for a distance of 37.14 feet to the **Point of Beginning**.

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EXHIBIT**'B'****Description
For
Variable Width Utility Easement**

A tract or parcel of land containing **0.65 acres**, more or less, lying and being situated in the Northwest 1/4 of the Southwest 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 23, Township 8 North, Range 4 East, Rankin County, Mississippi and being more particularly described by metes and bounds as follows:

Commencing at a found concrete monument marking the common corner of Sections 22, 23, 26, & 27, Township 8 North, Range 4 East, Rankin County, Mississippi; run thence

North 1 degree 00 minutes 31 seconds East along the West line of said Section 23 for a distance of 930.87 feet to a set 1/2 inch iron pin marking the intersection of said West line of Section 23 with the Northerly right of way of Mississippi Highway No. 25; thence

Northeasterly along said Northerly right of way of Mississippi Highway No. 25 and the arc of a curve to the right for a distance of 913.10 feet, said curve having a radius of 5,879.33 feet, and a deflection angle of 8 degrees 53 minutes 54 seconds, (chord bearing and distance, North 55 degrees 49 minutes 22 seconds East, 912.18 feet) to a set 1/2 inch iron pin marking the **Point of Beginning** of the herein described easement; thence

North 52 degrees 27 minutes 55 seconds West for a distance of 16.26 feet to a set 1/2 inch iron pin; thence

Northeasterly along the arc of a curve to the right for a distance of 512.81 feet, said curve having a radius of 5,894.33 feet, and a deflection angle of 4 degrees 59 minutes 05 seconds, (chord bearing and distance, North 62 degrees 42 minutes 11 seconds East, 512.64 feet) to a set 1/2 inch iron pin; thence

North 65 degrees 11 minutes 44 seconds East for a distance of 704.97 feet to a set 1/2 inch iron pin; thence

North 1 degree 12 minutes 49 seconds East for a distance of 80.00 feet to a set 1/2 inch iron pin; thence

Northeasterly along the arc of a curve to the left for a distance of 75.69 feet, said curve having a radius of 166.68 feet, and a deflection angle of 26 degrees 01 minutes 06 seconds, (chord bearing and distance, North 78 degrees 12 minutes 16 seconds East, 75.04 feet) to a set 1/2 inch iron pin; thence

North 65 degrees 11 minutes 44 seconds East for a distance of 406.09 feet to a set 1/2 inch iron pin; thence

North 33 degrees 49 minutes 08 seconds East for a distance of 316.33 feet to a set 1/2 inch iron pin; thence

Northeasterly along the arc of a curve to the right for a distance of 107.77 feet, said curve having a radius of 156.14 feet, and a deflection angle of 39 degrees 32 minutes 43 seconds, (chord bearing and distance, North 53 degrees 35 minutes 29 seconds East, 105.64 feet) to a set 1/2 inch iron pin marking the West right of way of Coal Bluff Road; thence

South 4 degrees 53 minutes 16 seconds West along said West right of way of Coal Bluff Road for a distance of 10.81 feet to a set 1/2 inch iron pin marking the intersection of said West right of way of Coal Bluff Road with the Northerly right of way of Henry Sample Road; thence

Continue along said Northerly right of way of Henry Sample Road as follows:

Southwesterly along the arc of a curve to the left for a distance of 96.90 feet, said curve having a radius of 146.14 feet, and a deflection angle of 37 degrees 59 minutes 26 seconds, (chord bearing and distance, South 52 degrees 48 minutes 51 seconds West, 95.13 feet) to a set 1/2 inch iron pin; thence

South 33 degrees 49 minutes 08 seconds West for a distance of 319.14 feet to a set 1/2 inch iron pin; thence

South 65 degrees 11 minutes 44 seconds West for a distance of 408.90 feet to a set 1/2 inch iron pin; thence

Southwesterly along the arc of a curve to the right for a distance of 65.21 feet, said curve having a radius of 176.68 feet, and a deflection angle of 21 degrees 08 minutes 53 seconds, (chord bearing and distance, South 75 degrees 46 minutes 10 seconds West, 64.84 feet) to a set 1/2 inch iron pin; thence

Leaving said Northerly right of way of Henry Sample Road; thence

South 1 degree 12 minutes 49 seconds West for a distance of 80.01 feet to a set 1/2 inch iron pin marking said Northerly right of way of Mississippi Highway No. 25; thence

South 65 degrees 11 minutes 44 seconds West along said Northerly right of way of Mississippi Highway No. 25 for a distance of 714.34 feet to a set 1/2 inch iron pin; thence

Southwesterly along said Northerly right of way of Mississippi Highway No. 25 and the arc of a curve to the left for a distance of 505.24 feet, said curve having a radius of 5,879.33 feet, and a delta angle of 4 degrees 55 minutes 25 seconds, (chord bearing and distance, South 62 degrees 44 minutes 02 seconds West, 505.08 feet) to the **Point of Beginning**.

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