



*J. Hoda* 1st Judicial District  
 Instrument 2010 6987 D - J1  
 Filed/Recorded 10/19/2010 12:37 N  
 Total Fees \$ 12.00  
 4 Pages Recorded

Tax parcel #  
 0107-31-005.003  
 (4 ACRES)

STATE OF MISSISSIPPI  
 COUNTY OF HARRISON  
 FIRST JUDICIAL DISTRICT

The Instrument Prepared By & Return To:  
 WOOTEN LAW FIRM, PLLC  
 P. O. DRAWER 640  
 GULFPORT, MS 39502  
 228-214-1281

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid,  
 and other good and valuable considerations, the receipt and sufficiency of which is hereby  
 acknowledged, the undersigned,

**DESMOND W. HODA and FREDA L. HODA**  
 4308 Park Ten Drive  
 Diamondhead, MS 39525  
 Phone: 228-255-5328

do hereby sell, convey and warrant unto

**GARY L. BENNETT and CHERYL A. BENNETT**  
 P. O. Box 460  
 Pearlinton, MS 39572  
 Phone: 228-533-7348

the following described real property, together with all improvements thereon, located in the  
 First Judicial District of Harrison County, State of Mississippi, to-wit:

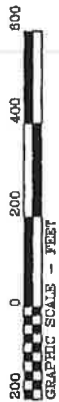
SEE ATTACHED EXHIBIT "A"

This conveyance is subject to all restrictions, reservations and easements affecting said  
 property on file and of record in the Office of the Chancery Clerk of the First Judicial District,  
 Harrison County, Mississippi.

Witness my signatures on this 7<sup>th</sup> day of October, 2010.

*[Signature]*  
 \_\_\_\_\_  
 Desmond W. Hoda

*[Signature]*  
 \_\_\_\_\_  
 Freda L. Hoda



**LEGAL DESCRIPTION**

A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 15 WEST, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD AT THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 15 WEST, HARRISON COUNTY, MISSISSIPPI; THENCE N00°54'08"E 80.50' TO AN IRON ROD FOUND; THENCE ALONG THE NORTH MARGIN OF A 60' ROAD, R.O.W. S89°45'08"E 1360.60' TO AN IRON ROD FOUND; THENCE ALONG SAID NORTH R.O.W. S89°43'34"E 712.05' TO A POINT; THENCE CONTINUE N00°16'26"E 316.05' TO A POINT; THENCE N88°51'23"E 567.00' TO A POINT ON THE WEST MARGIN OF EDWIN LADNER RD; THENCE S00°04'05"W ALONG SAID WEST MARGIN 20.46' TO A POINT; THENCE S05°30'58"W ALONG SAID WEST MARGIN 170.62' TO A POINT; THENCE S10°17'10"W ALONG SAID WEST MARGIN 128.58' TO A POINT; THENCE S88°51'23"W 529.12' TO THE POINT OF BEGINNING; CONTAINING 4.0 ACRES, MORE OR LESS.

**REFERENCE:**

PREVIOUS SURVEY # 06-0563 BY DUKE LEVY PLS, DATED 7-20-06.

**NOTE:**

NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO LOCATE OR IDENTIFY ANY EXISTING EASEMENTS, RESTRICTIVE COVENANTS, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY.

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT MAY AFFECT OR AFFECT THIS SURVEY. ANY DISCOVERY WILL BE MADE BY ORDERING A TITLE SURVEY.

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

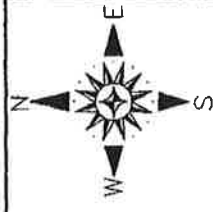
NO FLOOD ZONE DETERMINATION WAS PERFORMED AS A PART OF THIS SURVEY. AN ACCURATE FLOOD ZONE DETERMINATION WILL BE MADE BY ORDERING A FEMA ELEVATION CERTIFICATE.

**LEGEND:**

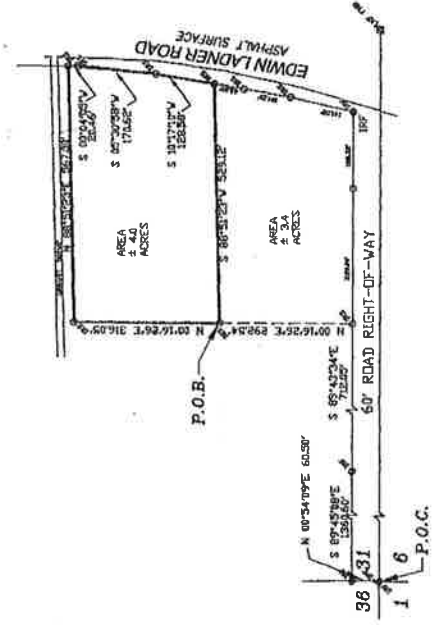
- — 1/4" IRON ROD SET (RR)
- ⊙ — 1/2" IRON ROD FOUND (RF)
- — 3/4" IRON ROD FOUND (RF)
- ⊙ — 1" IRON ROD FOUND (RF)
- — UNLINED IRON ROD FOUND (UR)
- — POINT OF COMMENCEMENT (P.O.C.)
- — PART OF EASEMENT

**GENERAL NOTES:**

- 1) This survey was prepared without the benefit of a current title report. It is the responsibility of the client to obtain a current title report.
- 2) Building setbacks are for reference only and not for construction of any kind.
- 3) This survey meets Mississippi minimum requirements for a class survey.



GPS OBSERVATION



200 FILE 06-0563

In consideration of the fee paid, I declare that this survey made by me or under my immediate supervision, is true and correct to the best of my professional knowledge, information and belief.

*[Signature]*  
DUKE LEVY, PLS 1722



**DUKE LEVY & ASSOCIATES, P.A.**  
1711 WOODLAND AVENUE  
MEMPHIS, TN 38117  
PH: (901) 467-8448  
FAX: (901) 467-8448

PROFESSIONAL ENGINEERING & LAND SURVEYING

SCALE: 1"=200'

DATE: 9-29-10  
DRAWING: 10-0205-B  
CLIENT: GARY BERNETT

SCANNED



1st Judicial District  
Instrument 2011 4801 D -J1  
Filed/Recorded 7/ 1/2011 04:04 P  
Total Fees \$ 12.00  
3 Pages Recorded



Tax parcel # 0107-31-005.004  
( 2.3 ACRES )

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

The Instrument Prepared By & Return To:  
WOOTEN LAW FIRM, PLLC  
P. O. DRAWER 640  
GULFPORT, MS 39502  
228-214-1281

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid,  
and other good and valuable considerations, the receipt and sufficiency of which is hereby  
acknowledged, the undersigned,

DESMOND W. HODA and FREDA L. HODA  
4308 Park Ten Drive  
Diamondhead, MS 39525  
Phone: 228-255-5328

do hereby sell, convey and warrant unto

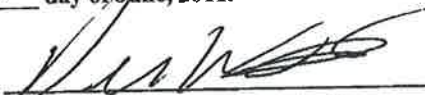
GARY L. BENNETT and CHERYL A. BENNETT  
P. O. Box 460  
Pearlington, MS 39572  
Phone: 228-533-7348

the following described real property, together with all improvements thereon, located in the  
First Judicial District of Harrison County, State of Mississippi, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to all restrictions, reservations and easements affecting said  
property on file and of record in the Office of the Chancery Clerk of the First Judicial District,  
Harrison County, Mississippi.

Witness my signatures on this 28<sup>th</sup> day of June, 2011.

  
Desmond W. Hoda


  
Freda L. Hoda

**STATE OF MISSISSIPPI**

**COUNTY OF HARRISON**

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 28<sup>th</sup> day of June, 2011, within my jurisdiction, the within named **Desmond W. Hoda and Freda L. Hoda**, who acknowledged that they executed the above and foregoing instrument of their own free will and voluntary act.

GIVEN UNDER MY HAND and official seal of office, this 28<sup>th</sup> day of June, 2011.

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

**My commission expires:**



A parcel of land situated in the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 31, Township 6 South, Range 13 West, First Judicial District of Harrison County, Mississippi, and being more fully described as follows:

Commencing at an iron rod at the Southwest Corner of Section 31, Township 6 South, Range 13 West, First Judicial District of Harrison County, Mississippi; thence  $N00^{\circ}54'09''E$  60.50' to an iron rod found, being a point on the north margin of a 60' R.O.W.; thence along said R.O.W.  $S89^{\circ}45'08''E$  a distance of 1360.60' to an iron rod found; thence along said R.O.W.  $S89^{\circ}43'34''E$  a distance of 712.05' to a point on said R.O.W.; thence  $N00^{\circ}16'26''E$  a distance of 92' to a point, being the POINT OF BEGINNING; thence  $S89^{\circ}43'34''E$  a distance of 467.36, more or less to a point on the West margin of Edwin Ladner Road; thence northerly along said West margin 219.74', more or less, to the Southeast corner of the property previously conveyed by the Grantors to the Grantees by Warranty Deed, being filed in the Office of the Chancery Clerk of this County, Instrument No. 2010-0006987-D-J1; thence along the South boundary of the property of Bennett  $N88^{\circ}51'23''E$  a distance of 529.12' to a point, being the Southwest corner of the property of Bennett; thence  $S00^{\circ}16'26''W$  to the POINT OF BEGINNING.



Fred Hart

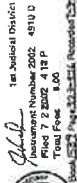
EXHIBIT "B"  
RESTRICTIVE COVENANTS

As partial consideration for the conveyance of the real property described in this Warranty Deed, the Grantors, and their successors in interest, have made such real property subject to these restrictive covenants; and that the Grantee, and his successors in interests, agrees that the real property conveyed herein shall be subject to the following restrictive covenants:

1. The real property being conveyed shall be used for residential and recreational purposes only.
2. The real property shall not be subdivided.
3. No mobile home or manufactured home shall be allowed on the real property; and any home constructed on the real property shall have a minimum of 1,250 square feet of heating/cooled area. The exterior of the home shall be properly maintained and kept in good repair.
4. The real property shall remain free of trash, debris, junk and or other material. No inoperable motor vehicles shall be stored on the property. The real property may be fenced, but the fence and any other improvements to the real property shall be properly maintained at all times.
5. Individual sewage disposal systems (septic tanks) shall be installed in accordance with the Mississippi State Board of Health Regulations.
6. No commercial fowl, swine or goats shall be permitted on this property. A reasonable number of canines and felines may be kept on the real property, but shall not be allowed to leave the real property, unless on a leash.
7. No noxious, immoral, illegal or offensive activity shall be carried on upon the real property nor shall anything be done thereon which may be or become an annoyance or nuisance to the public.
8. These covenants shall run with the land and shall remain in full force for thirty-five years. Should owner of the real property lease the real property, the owner shall remain responsible for compliance with these covenants and shall have a duty to assure that his/her tenant remains in compliance. Should any of these covenants be violated and should such violation not be cured within 15 days after written notice from the Grantor, the Grantor shall have the right to take legal action against Grantee to enforce the terms of these covenants and Grantee shall be required to reimburse Grantor for all costs, damages and attorneys' fees incurred as a result of such violation.

*Larry J. Bennett*  
*Cheryl A. Bennett*

INDEXING INSTRUCTIONS:  
STATE



STATE OF MISSISSIPPI  
COUNTY OF HARRISON



WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned,

FAYRE PROPERTY MANAGEMENT, LLC, a Mississippi Corporation,

do hereby sell, convey and warrant unto

DESMOND W. HODA and FREDA L. HODA

As joint tenants with rights of survivorship, not as tenants in common, the following described real property, together with all improvements thereon, located in the First Judicial District of Harrison County, State of Mississippi, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to all restrictions, reservations and easements affecting said property on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

Witness my signatures on this 21 day of June, 2002.

FAYRE PROPERTY MANAGEMENT, LLC

BY Deanna T. Favre  
Deanna T. Favre, Member

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 21 day of June, 2002 within my jurisdiction, the within named Deanna T. Favre, who acknowledged that she is a member of Favre Property Management, LLC, a Mississippi Limited Company, and that for and on behalf of said company, she executed the above and foregoing instrument after having been authorized by said company so to do.

GIVEN UNDER MY HAND and official seal of office, this 21 day of June, 2002.



My commission expires:

Grantor/Grantors' Address:  
c/o 2300 23rd Avenue  
Gulfport, MS, 39501  
Phone # (228) 863-5521

Grantee/Grantees' Address:  
201 Bay 10th  
Gulfport, MS 39503  
Phone # 228-863-5521

THIS INSTRUMENT PREPARED BY:  
Dickinson, Ross, Wooster, & Samson, P.L.L.C.  
2301 14th Street, Suite 600  
Gulfport, MS 39501  
(228) 863-8861

original deed  
for 80 ACRE parcel





INDEXING INSTRUCTIONS:

~~MISSISSIPPI~~ 5/24 of 2014  
3/2/13

STATE OF MISSISSIPPI  
COUNTY OF HARRISON



*[Signature]* 1st Judicial District  
Instrument Number 2002 4910 D  
Filed 7 2 2002 4 13 P  
Total Fees 8.00  
Book 1589 Page 323-324 Recorded 7-2-02



WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid,  
and other good and valuable considerations, the receipt and sufficiency of which is hereby  
acknowledged, the undersigned,

FAVRE PROPERTY MANAGEMENT, LLC, a Mississippi Corporation,

do hereby sell, convey and warrant unto

DESMOND W. HODA and FRED A. HODA

As joint tenants with rights of survivorship, not as tenants in common, the following described  
real property, together with all improvements thereon, located in the First Judicial District of  
Harrison County, State of Mississippi, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to all restrictions, reservations and easements affecting said  
property on file and of record in the Office of the Chancery Clerk of the First Judicial District  
of Harrison County, Mississippi.

Witness my signatures on this 2<sup>nd</sup> day of June, 2002.

FAVRE PROPERTY MANAGEMENT, LLC

BY: *Deanna T. Favre*  
Deanna T. Favre, Member

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 21<sup>st</sup> day of June, 2002 within my jurisdiction, the within named Deanna T. Favre, who acknowledged that she is a member of Favre Property Management, LLC, a Mississippi Limited Company, and that for and on behalf of said company, she executed the above and foregoing instrument after having been authorized by said company so to do.

GIVEN UNDER MY HAND and official seal of office, this 21<sup>st</sup> day of June, 2002,

Heather Sanders  
NOTARY PUBLIC



My commission expires:

Grantor/Grantors' Address:  
c/o 2300 23<sup>rd</sup> Avenue  
Gulfport, MS 39501  
Phone #(228)863-5521

My Commission Expires:  
5/31/04

Grantee/Grantees' Address:  
P.O. Box 10188  
Diamondhead, MS 39525  
Phone # N/A

THIS INSTRUMENT PREPARED BY:  
Dickinson, Ros, Wooten & Samson, P.L.L.C.  
2301 14<sup>th</sup> Street, Suite 600  
Gulfport, MS 39501  
(228) 863-8861

A part of the S 1/2 of the SW 1/4 of Section 31, Township 6 South, Range 13 West, Harrison County, Mississippi, and being more particularly described as follows: Commence at a lighted wood stake marking the SE corner of the SW 1/4 of said Section 31, thence N 89°45'56"W 192.03 feet to a 1/2" rebar on the West margin of Edvon Ladner Road, the Point of Beginning, thence leaving said margin N 89°48'41"W 1168.96 feet to a 1/2" rebar, thence N 89°45'08"W 1360.53 feet to an iron pipe by a 4" square concrete post, said point being the SW corner of said Section 31, thence N 0°02'23"E 1328.79 feet to a 1/2" rebar, thence East 2542.33 feet to a 1/2" rebar on the West margin of Edvon Ladner Road, thence along said margin more or less with a fence the following courses: S 1°34'37" W 358.04 feet to a fence post, thence S 0°51'44"W 305.34 feet to a fence post, thence S 0°22'38"E 133.20 feet to a fence post, thence S 10°21'45"W 406.84 feet to a fence post, thence S 10°45'58"W 143.82 feet to the Point of Beginning, containing 80.00 acres more or less, in the above said Sections, Township, and Range.

This survey conforms to the standards of a Class "D" Survey as per Mississippi Minimum Standards. Bearings are based on the Township Plat as file in the Office of Chancery Clerk, Harrison County, Mississippi. Permanent markers were set or recovered as noted.

