

Prepared by and return to:
Tiffany Lowery
Jackson County School District
4700 Colonel Vickrey Road
Vanceave, Mississippi 39565
(228) 283-3000

INDEXING INSTRUCTIONS: SEC. 16-T6S-R7W

STATE OF MISSISSIPPI
COUNTY OF JACKSON

**ASSIGNMENT OF
16th SECTION PUBLIC SCHOOL TRUST LAND
LEASEHOLD INTEREST AND AMENDMENT OF BASE LEASE**

WHEREAS that certain Commercial Lease Contract (hereinafter "base lease") dated June 15, 2009 for a term of twenty-five (25) years ending on June 15, 2034 was executed by and between the Jackson County Board of Education, as Lessor and Deirdre H. Blair, as Lessee, and;

WHEREAS said base lease was filed of record in the Land Deed Records of the Office of the Chancery Clerk of Jackson County, Mississippi, in Book 1585 at Pages 596-608; and

ASSIGNOR:
Amy Byrd
11800 Brad Al Road
Vanceave, MS 39565
(228) 217-9794

ASSIGNEE:
Jaidyn Byrd
11800 Brad Al Road
Vanceave, MS 39565
(228) 217-9778

OWNER:
Jackson County School District
Post Office Box 5069
Vanceave, MS 39565
(228) 283-3000

WHEREAS said base lease having been assigned to Amy Byrd on August 12, 2016, said assignment having been filed for record in the Office of the Chancery Clerk of Jackson County, Mississippi in Book 1828 at Pages 404-407; and

WHEREAS Amy Byrd having requested by letter dated September 3, 2025 filed with the District to transfer by assignment her interest in the base lease to Jaidyn Byrd and having further requested that paragraph 8. of the base lease be amended so as to allow the assignment and transfer of rights under the base lease upon application by the Lessee and subject to the approval of the School Board; and

WHEREAS Jaidyn Byrd having indicated by document dated September 3, 2025 to the District of her intent to assume the base lease assignment from Amy Byrd and having further indicated her agreement to paragraph 8 of the base lease being amended so as to allow the assignment and transfer of rights under the base lease upon application and subject to approval of the School Board; and

WHEREAS the Jackson County Board of Education by approval hereof having determined that the assignment of the base lease as amended and as requested is in the best interest of the School District and of the Board's management of all 16th Section lands within the district and having further determined that the amendment of paragraph 8. of the base lease so as to allow the assignment and transfer of rights under the base lease upon application by the Lessee and subject to the approval of the Board of Education is in the best interest of the School District and of the Board's management of all 16th Section land situated in the district.

NOW THEREFORE, for the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, AMY BYRD, as Assignor, does hereby sell, convey and assign unto

JAIDYN BYRD, as Assignee, all of her right, title and interest to that certain base Commercial Lease Contract of 16th Section Public School Trust Land, beginning June 15, 2009, for a term of twenty-five (25) years and ending June 15, 2034, the same being recorded in the Land Deed Records of Jackson County, Mississippi in the office of the Chancery Clerk in Book 1585 at Pages 596-608, covering the following described land in Jackson County, Mississippi:

Section 16, Township 6 South, Range 7 West

MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED
HERETO AS IF COPIED FULLY HEREIN.

Assignee, by acceptance of this assignment, does hereby agree and covenant to assume all of the Assignor's responsibility for the payment of rent, taxes and any other liabilities under the terms and provisions of the base lease hereby assigned.

FURTHER that paragraph 8. of the base lease is hereby amended to read as follows:

8. Assignment. LESSEE MAY NOT ASSIGN AND/OR OTHERWISE TRANSFER the lease agreement, the subject property hereunder or any rights hereunder except upon first making written application to the superintendent of education and receiving prior approval of the Jackson County Board of Education.

All other provisions of the base lease as amended shall remain in full force and effect.

IN WITNESS WHEREOF executed on this the _____ day of _____,
2025.

ASSIGNOR: AMY BYRD

BY: _____
AMY BYRD

ASSIGNEE: JAIDYN BYRD

BY: _____
JAIDYN BYRD

OWNER: JACKSON COUNTY SCHOOL DISTRICT
BY AND THROUGH:

DAVID BAGGETT, SUPERINTENDENT

BY: _____

J. KEITH LEE, PRESIDENT OF THE BOARD
OF EDUCATION

BY: _____

This assignment was approved by the Jackson County Board of Supervisors on the
_____ day of _____, 2025.

PRESIDENT, JACKSON COUNTY BOARD OF
SUPERVISORS

ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF JACKSON

PERSONALLY APPEARED before me, the undersigned authority in and for the said county and state, on this the _____ day of _____, 2025, within my jurisdiction, the within named David Baggett, Superintendent of Schools and J. Keith Lee, School Board President of the Jackson County School District Board of Education, who acknowledged that in said representative capacity as Superintendent of Schools and President of the Board of Education of the Jackson County School District, they executed the above and foregoing instrument for and on behalf of said Board of Education, after first having been duly authorized so to do.

NOTARY PUBLIC

«SEAL»

MY COMMISSION EXPIRES:

ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF JACKSON

PERSONALLY APPEARED before me, the undersigned authority in and for the said county and state, on this the _____ day of _____, 2025, within my jurisdiction, the within named AMY BYRD, Assignor, who acknowledged that she executed the above and foregoing instrument on the date therein stated as her free and voluntary act and deed for the uses and purposes therein expressed.

NOTARY PUBLIC

«SEAL»

MY COMMISSION EXPIRES:

ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF JACKSON

PERSONALLY APPEARED before me, the undersigned authority in and for the said county and state, on this the _____ day of _____, 2025, within my jurisdiction, the within named JAIDYN BYRD, Assignee, who acknowledged that she executed the above and foregoing instrument on the date therein stated as her free and voluntary act and deed for the uses and purposes therein expressed.

NOTARY PUBLIC

«SEAL»

MY COMMISSION EXPIRES:

ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF JACKSON

PERSONALLY APPEARED before me, the undersigned authority in and for the said county and state, on this the ____ day of _____, 2025, within my jurisdiction, the within named _____ who acknowledged that he/she is President of the Jackson County Board of Supervisors and that in said representative capacity he/she executed the above and foregoing instrument, after first having been duly authorized so to do.

NOTARY PUBLIC

«SEAL»

MY COMMISSION EXPIRES:

LEGAL DESCRIPTION

The subject property consists of two adjoining tracts of land which from this point forward in this appraisal report will be addressed as Tract "A" and Tract "B". The two tracts of land are legally described as follows:

Tract "A"

COMMENCING AT THE CONCRETE MONUMENT (MAG NAIL) AT THE POINT-OF-INTERSECTION OF THE SOUTH MARGIN OF JIM RAMSEY ROAD WITH THE WEST MARGIN OF MISSISSIPPI STATE HIGHWAY NO. 57, SITUATED IN SECTION 16, TOWNSHIP 6 SOUTH, RANGE 7 WEST, JACKSON COUNTY, MISSISSIPPI, AND RUN THENCE NORTH 69 DEGREES 28 MINUTES 00 SECONDS EAST 133.87 FEET TO A PIPE AT THE NORTHWEST CORNER OF THE ELLIS LEASE, SAID PIPE BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

FROM SAID POINT OF BEGINNING RUN THENCE SOUTH 68 DEGREES 22 MINUTES 00 SECONDS EAST 135.00 FEET TO AN IRON PIN; THENCE RUN SOUTH 21 DEGREES 38 MINUTES 00 SECONDS WEST 82.90 FEET TO AN IRON PIN; THENCE RUN SOUTH 88 DEGREES 47 MINUTES 00 SECONDS WEST 70.40 FEET TO AN IRON PIN ON THE NORTH MARGIN OF A 40 FOOT ROADWAY; THENCE RUN NORTH 76 DEGREES 09 MINUTES 00 SECONDS WEST ALONG SAID NORTH MARGIN A DISTANCE OF 70.78 FEET TO A MAG NAIL ON THE EAST MARGIN OF MISSISSIPPI STATE HIGHWAY NO. 57; THENCE RUN NORTH 21 DEGREES 38 MINUTES 00 SECONDS EAST 119.82 FEET ALONG SAID EAST MARGIN BACK TO THE POINT OF BEGINNING.

SAID LEASE PARCEL CONTAINS 14,331 SQUARE FEET OR 0.33 ACRES MORE OR LESS.

Tract "B"

Commencing at the concrete monument at the Point-of-Intersection of the South margin of Jim Ramsey Road with the West margin of Mississippi State Highway #57, situated in Section 16, Township-6-South, Range-7-West, Jackson County, Mississippi, and run thence N69°28'E a distance of 133.87 feet to a pipe at the Northwest corner of the Ellis Lease, said pipe being the Point-of-Beginning of the herein described parcel.

From said Point-of-Beginning run thence N69°03'E a distance of 242.9 feet to an iron pin; thence run S0°26'E along the Cemetery Lease a distance of 126.4 feet to an iron pin on the North margin of a 40 foot roadway; thence run N55°05'W along said North margin a distance of 94.05 feet to an iron pin; thence run N76°09'W along said North margin a distance of 129.9 feet to an iron pin; thence run N88°47'E along the South line of the Ellis Lease a distance of 70.4 feet to an iron pin; thence run N21°38'E along the East line of the Ellis Lease a distance of 82.9 feet to the Northeast corner of the Ellis Lease, an iron pin; thence run N68°22'W along the North line of the Ellis Lease a distance of 135.0 feet to the Point-of-Beginning.

Said Lease parcel contains 13,939.23 square feet or 0.32 acres more or less.