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Ray J. Richard, of counsel

January 18, 2019

City of Hattiesburg
Attn: Kathleen Hartfield
P.O. Box 1898
Hattiesburg, MS 39403

Re: Cleen Cote Inc.; Tuscan Avenue, Hattiesburg, MS 39402

Part of the SE¼ of Section 15, Township 4 North, Range 13 West, Forrest County, Mississippi; Commence at the intersection of the East line of Edwards Street and the North line of Tuscan Avenue; thence East 250 feet to the Point of Beginning; thence run East 270; thence run North 162.6 feet; thence run West 270 feet; thence run South 162.6 feet to the Point of Beginning.

Pursuant to your request, I have examined the land records on file in the office of the Chancery Clerk of Forrest County, Mississippi, relating to the above described real property for a period back of thirty-one years prior to this date, and find sufficient evidence that the above described property was conveyed by Quitclaim Deed to **Cleen Cote, Inc.**, dated May 13, 2015, and recorded in Land Deed Book 1202 at Page 180, in the office of the Chancery Clerk of Forrest County, Mississippi. Based upon my examination for the aforesaid period and with the presumption that prior conveyances in chain of title are legal and valid, it is my opinion that the said **Cleen Cote, Inc.** owns a fee simple, merchantable title to above described real property subject to the following liens, encumbrances and reservations;

RESERVATIONS

1. This opinion does not cover the oil, gas or other minerals lying on or under said property and no opinion is given thereon.
2. As no current survey is present, I do not certify as to the actual occupancy, nor to matters which should be revealed by an accurate survey of subject lands, nor do I certify rights of parties in possession, deficiency in the quantity of lands, boundary line disputes, roadways, unrecorded servitudes or easements, any matters not of proper record which would be disclosed by a true and accurate survey and inspection of the property, and easements or other uses of subject lands not so visible from the surface.
3. Title is subject to any liability or loss due to environmental contamination by past uses of the property as a toxic hazardous waste site, or due to violation of any environmental protection law of any governmental body.
4. Title is subject to instruments of record being properly filed and indexed in the office of the Chancery Clerk where the property is located.

5. This is not a guarantee of title and is not an insurance policy on said property, and this opinion is for the use and benefit of only the party or parties to whom it is addressed and may not be availed of or relied upon by any other person(s) or entity.

6. Title is subject to confirmation of tax interest obtained in Tax Deed recorded in Book 1050 at Page 640, for the 2005 taxes, in the office of the Chancery Clerk of Forrest County, Mississippi.

7.. Title is subject to confirmation of tax interest obtained in Tax Deed recorded in Book 1154 at Page 748, for the 2009 taxes, in the office of the Chancery Clerk of Forrest County, Mississippi.

ENCUMBRANCES

None of Record

TAXES

Taxes assessed by Forrest County, Mississippi for 2019 are not due and owing but would constitute a lien against said property if not paid by January 31, 2020.

2018 Forrest County ad valorem taxes for Parcel No. 2-038H-15-194.00, PPIN 26861, are due in the amount of \$301.29.

JUDGMENTS

This opinion reflects only those liens or judgments recorded on the Judgment Rolls in the office of the Circuit Clerk of Forrest County, Mississippi. As of this date, no such judgments appear.

This Opinion is certified through this, the 18th day of January, A.D., 2019, at 8:00 a.m.

RICHARD & THOMAS, PLLC

By: 

Stephen K. Thomas