

Canton Ice Company  
To / Deed  
Livingston Ross

Filed for record this the 31st day of May  
1927 at 8.30 A.M.  
Recorded this the 31st day of May 1927

W.B. Jones, Clerk  
H.D. Lane, D C

THIS INDENTURE, made and entered into this 27th day of May, A.D. 1927, between CANTON ICE COMPANY a corporation organized and existing under and by virtue of the laws of the State of Mississippi party of the first part (hereinafter for convenience termed the "Company"), and Livingston Ross, of the City of Chicago, Cook County, Illinois, party of the second part (hereinafter called the "Grantee"), Witnesseth:

That whereas, the Company is the owner of the real estate, property, and property rights hereinafter described and hereinafter by this Indenture conveyed; and

Whereas, the execution and delivery of this Indenture has been duly authorized by (1) a resolution duly adopted at a special meeting of the stockholders of the Company duly held on the 27th day of May, A.D. 1927, at which meeting all of the stockholders of the Company were present in person and voted in favor of said resolution, and (2) a resolution duly adopted at a special meeting of the Board of Directors of the Company duly held on the 27th day of May, A.D. 1927, at which meeting all of the directors of the Company were present in person and voted in favor of said resolution;

Now Therefore, This Indenture Witnesseth:

That, for and in consideration of the sum of Ten Dollars (\$10) lawful money of the United States of America to the Company duly paid by the grantee, at or before the ensealing and delivery of these presents, and for other good and valuable considerations, the receipt whereof is hereby acknowledged, the Company has executed and delivered these presents and has granted, bargained, sold, warranted, aliened, conveyed, confirmed, assigned, transferred and set over, and by these presents does grant, bargain, sell, warrant, alien, convey, confirm, assign, transfer, and set over unto the Grantee and to his heirs and assigns, all and singular the following described property and property rights, to wit:

(1)

IN MADISON COUNTY, MISSISSIPPI:

A tract of land situated in the City of Canton, Mississippi, more particularly described as follows:

Beginning at a stake on the south margin of North Street and on the West margin of the right of way of the Illinois Central Railroad Company at the intersection of the south line of said right of way and running thence west along the south margin of said street two hundred ninety-four and four-tenths (294.4) feet to an iron stake; thence south one hundred fifty-eight and five-tenths (158.5) feet; thence east eighty-five and three-tenths (85.3) feet; thence southwesterly parallel with said right of way one hundred thirty-two (132) feet; thence in an easterly direction perpendicular to or at right angles with said right of way one hundred ten (110) feet to an iron stake; thence in a southern direction parallel with said right of way one hundred eight (108) feet to an iron stake; thence in an easterly direction perpendicular to or at right angles with said right of way sixty-three (63) feet to an iron stake which is driven on the western margin of said right of way, and thence in a northerly direction along the western margin of said right of way to the place of beginning.

Also all other real estate, leaseholds, chattels real, and equitable interests and other interests in real estate, which the Company now owns or may hereafter acquire, wheresoever the same may be situated.

Together with all of the tenements, hereditaments and appurtenances appertaining or belonging to the real estate described or referred to in this Subdivision I, or any part thereof, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all of the right, title and interest of the Company in and to the same, and each and every part thereof.

(II)

All buildings, structures, erections and constructions on the real estate hereby conveyed, or any part thereof, with their fixtures and appurtenances.

(III)

The existing plants and factories of the Company, located on the real estate above described, or on any part thereof, and all of the engines, boilers, motors, dynamos, turbines, railroad trucks, cars, locomotives, rolling stock, hoists, cranes, conveyors, machines, machinery, tanks, scales, cisterns, trucks, refrigerators, coils, cold storage rooms and compartments, tools, shafting, belting, apparatus, fixtures, equipment and appliances of a permanent character now owned by the Company, and standing upon the premises above described. The term "plants and factories", as herein used shall be deemed to include all plants, factories, yards, machine shops and other shops, offices, warehouses, salesrooms, power houses, garages, stables and other structures constituting any part of the Company's manufacturing, storing, sales, packing, shipping, delivery and other establishments.

(IV)

All the stocks and stores of ice, brine, salt, ammonia, coal, wood, and other merchandise, materials and products, and all the tools, harness, equipment, trucks, wagons, carts, cars, hand trucks, conveyors, and other personal property of every kind and character pertaining or belonging to the Company.

V.

All patents, patent rights, trademarks, trade names, trade designations, trade brands, formulae, copyrights and subjects of copyright now owned by the Company.

VI.

All the rights, privileges, franchises and immunities of the Company, and all of the good will of the Company.

VII.

All of the rents, issues, incomes and profits of the hereinbefore described or referred to property.

VIII.

Any and all other property, real, personal or mixed, of every name and nature, owned by or pertaining or belonging to the Company.

To have and to hold said real estate and said property and/or property rights hereby conveyed or assigned or mentioned and intended to be conveyed or assigned unto the Grantee, his heirs and assigns forever.