



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Public Safety Council Committee

Tuesday, February 18, 2020

5:00 PM

Municipal Center

1. Call To Order

2. Roll Call by City Clerk Donna Jackson

3. Approval of minutes

MIN-20:008

MINUTES FOR THE PUBLIC SAFETY COMMITTEE MEETING ON JANUARY 21, 2020

Attachments: [Public Safety Minutes 01212020](#)

4. New Business

ORDINANCES TO BE INTRODUCED

ORD-20:008

AN ORDINANCE TO THE CITY OF JONESBORO TO PLACE VARIOUS TRAFFIC SIGNS AT DESIGNATED LOCATIONS AS DETERMINED BY THE TRAFFIC CONTROL

Sponsors: Engineering

RESOLUTIONS TO BE INTRODUCED

RES-20:021

RESOLUTION BY THE CITY COUNCIL OF THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO CONDEMN PROPERTY LOCATED AT 304 WARNER STREET, PARCEL 01-144192-13500.

Sponsors: Code Enforcement

Attachments: [Deed Chain](#)

[IMG_0629](#)

[IMG_0635](#)

[IMG_0646](#)

[IMG_0647](#)

[IMG_0655](#)

[Inspection Report](#)

[Invoice & Search](#)

[WHITEHALL INVESTMENTS LLC-01-144192-13500 - ARCountyData.com](#)

5. Pending Items

6. Other Business

7. Public Comments

8. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Legislation Details (With Text)

File #: MIN-20:008 **Version:** 1 **Name:** MINUTES FOR THE PUBLIC SAFETY COMMITTEE MEETING ON JANUARY 21, 2020

Type: Minutes **Status:** To Be Introduced

File created: 1/22/2020 **In control:** Public Safety Council Committee

On agenda: **Final action:**

Title: MINUTES FOR THE PUBLIC SAFETY COMMITTEE MEETING ON JANUARY 21, 2020

Sponsors:

Indexes:

Code sections:

Attachments: [Public Safety Minutes 01212020](#)

Date	Ver.	Action By	Action	Result
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MINUTES FOR THE PUBLIC SAFETY COMMITTEE MEETING ON JANUARY 21, 2020



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Public Safety Council Committee

Tuesday, January 21, 2020

5:00 PM

Municipal Center

ELECTION OF A CHAIR

Councilmember Chris Moore motioned, seconded by Councilmember Bobby Long, to nominate Councilmember Mitch Johnson as Chair of the Public Safety Committee. All present voted aye.

1. Call To Order

2. Roll Call by City Clerk Donna Jackson

Present 5 - David McClain; Mitch Johnson; Chris Moore; Gene Vance and Bobby Long

3. Approval of minutes

[MIN-20:007](#)

Minutes for the Public Safety Committee meeting on December 17, 2019

Attachments: [Public Safety Committee Minutes 12172019](#)

A motion was made by Councilperson Chris Moore, seconded by Gene Vance, that this matter be Passed . The motion PASSED with the following vote.

Aye: 5 - David McClain; Chris Moore; Gene Vance; Bobby Long and Charles Frierson

Absent: 1 - Chris Gibson

4. New Business

5. Pending Items

6. Other Business

7. Public Comments

8. Adjournment

A motion was made by Councilperson Chris Moore, seconded by Councilperson David McClain, that this meeting be Adjourned . The motion PASSED with the following vote.

Aye: 5 - David McClain;Chris Moore;Gene Vance;Bobby Long and Charles Frierson

Absent: 1 - Chris Gibson



Legislation Details (With Text)

File #: ORD-20:008 **Version:** 1 **Name:**
Type: Ordinance **Status:** To Be Introduced
File created: 2/12/2020 **In control:** Public Safety Council Committee
On agenda: **Final action:**
Title: AN ORDINANCE TO THE CITY OF JONESBORO TO PLACE VARIOUS TRAFFIC SIGNS AT DESIGNATED LOCATIONS AS DETERMINED BY THE TRAFFIC CONTROL
Sponsors: Engineering
Indexes: Parking & Traffic
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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AN ORDINANCE TO THE CITY OF JONESBORO TO PLACE VARIOUS TRAFFIC SIGNS AT DESIGNATED LOCATIONS AS DETERMINED BY THE TRAFFIC CONTROL
NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, ARKANSAS to make the following changes as recommended by the Traffic Control Committee:

ESTABLISH 25 MPH SPEED LIMIT AT THE FOLLOWING LOCATIONS:

Oakbrook Drive
Eastbrook Circle
Countrybrook Drive
Stonebrook Drive
Southbrook Drive
Oakmont Drive
Annadale Circle
Annadale Drive
Annadale Cove
Barrington Circle
Antosh Circle
Wolf Run Trail
Yukon Drive
Evans Parkway

Windy Lane

Gallaway Court

Gallaway Lane

Creekview Court

Prospector Drive

Paradise Hills Lane

Julia Drive

Washington Avenue between Gee Street and Freeman Street

ESTABLISH 40 MPH SPEED LIMIT AT THE FOLLOWING LOCATIONS:

Washington Avenue between Freeman and Stratford Drive

INSTALL FOUR-WAY STOP SIGN AT THE FOLLOWING LOCATION:

C W Post Road at Barnhill Road

INSTALL STOP SIGNS AT THE FOLLOWING LOCATIONS:

On Regina Court at Antosh Circle

On Olivia Court at Antosh Circle

On Yukon Drive at Wolf Run Trail

On Yukon Drive at Wolf Den Drive

On Wolf Run Trail at Wolf Den Drive

On Evans Parkway at State Street (at North and South Drive)

On Bedrock Drive at Windy Lane

On Windy Lane at Rockport Drive

On Gallaway Court at Creekview Drive

On Gallaway Lane at Creekview Drive

On Creekview Court at Creekview Drive

On Prospector Drive at Prospect Farm Road

On Prospect Trail at Prospector Drive

On Buckwood Drive at Prospector Drive

On Buckwood Drive at Wildwood Point

On Paradise Hills Lane at Peachtree Avenue

On Julia Drive at Evan Drive

On Evan Cove at Evan Drive



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Legislation Details (With Text)

File #:	RES-20:021	Version:	1	Name:	
Type:	Resolution	Status:		To Be Introduced	
File created:	2/12/2020	In control:		Public Safety Council Committee	
On agenda:		Final action:			
Title:	RESOLUTION BY THE CITY COUNCIL OF THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO CONDEMN PROPERTY LOCATED AT 304 WARNER STREET, PARCEL 01-144192-13500.				
Sponsors:	Code Enforcement				
Indexes:					
Code sections:					
Attachments:	Deed Chain IMG_0629 IMG_0635 IMG_0646 IMG_0647 IMG_0655 Inspection Report Invoice & Search WHITEHALL INVESTMENTS LLC-01-144192-13500 - ARCountyData.com				

Date	Ver.	Action By	Action	Result
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RESOLUTION BY THE CITY COUNCIL OF THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO CONDEMN PROPERTY LOCATED AT 304 WARNER STREET, PARCEL 01-144192-13500.

Legal Description: The South 70 feet of the East 120 feet of Lot or Block 4 of Knight's First Addition to the City of Jonesboro, Arkansas.

Owner: Whitehall Investments LLC

WHEREAS, the above property has been inspected and has been determined unsuited for human habitation; and,

WHEREAS, all of the stipulations have been met in the condemnation process to proceed with the condemnation of this property.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS THAT: The city should proceed with the condemnation of the property located at 304 Warner Street.

ELECTRONIC RECORDING
2019R-014101
CERTIFICATE OF RECORD
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
CANDACE EDWARDS, CLERK & RECORDER
07/15/2019 11:48:24 AM
RECORDING FEE: 25.00
PAGES: 3

Please Return To:
Lenders Title Company
2207 Fowler Avenue
Jonesboro AR, 72401
Phone: 870-935-7410
Fax: 870-933-7222

File Number: 19-076323-300

This deed form prepared under the supervision of:
J. Mark Spradley, Attorney at Law
1501 N. University, Suite 155
Little Rock, AR 72202

Transactional data completed by Lenders Title Company

Warranty Deed - Trustee (Letter).ntf

FOR RECORDER'S USE ONLY

WARRANTY DEED (TRUSTEE)

KNOW ALL MEN BY THESE PRESENTS:

That, Lee Beasley, Trustee of the Lee Beasley Living Trust dated May 9, 2014, Grantor, for and in consideration of the sum of —TEN AND 00/100— DOLLARS—(\$10.00)—and other good and valuable consideration in hand paid by Whitehall Investments, LLC, Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee, and its successors and assigns forever, the following lands lying in the County of Craighead and the State of Arkansas to-wit:

The South 70 feet of the East 120 feet of Lot or Block 4 of Knight's First Addition to the City of Jonesboro, Arkansas.

Subject to any recorded: assessments; building lines, easements, mineral reservations and/or conveyances, and restrictions, if any.

TO HAVE AND TO HOLD the above described lands unto the Grantee and unto its successors and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging.

And the Grantor hereby covenants with the Grantee that it will forever warrant and defend the title to the above described lands against all claims whatsoever.

WITNESS my hand and seal on this 10th day of July, 2019.

I certify under penalty of false swearing
that documentary stamps or a documentary
symbol in the legally correct amount has
been placed on this instrument. Exempt or no
consideration paid if none shown.

Lee Beasley Living Trust
dated May 9, 2014

GRANTEE OR AGENT:

Whitehall Investments, LLC

GRANTEE'S ADDRESS:

2410 Old Greensboro Rd.
Jonesboro Ar. 72401

By: Lee Beasley
Lee Beasley, Trustee

ACKNOWLEDGMENT

STATE OF Arkansas)
COUNTY OF Craighead) SS.

BE IT REMEMBERED, that on this day came before me, the undersigned, a Notary Public within and for the County and State aforesaid, duly commissioned and acting, Lee Beasley, to me well known as (or satisfactorily proven to be), who stated that she is the Trustee of the Lee Beasley Living Trust dated May 9, 2014 and duly authorized in her capacity to execute the foregoing instrument for and in the name of and on behalf of said trust, and further stated and acknowledged that she had executed the same for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 10th day of July, 2019.

Jonathan Stidman
Notary Public

My commission Expires:

03-20-2023

OFFICIAL SEAL - #12392766
JONATHAN STIDMAN
NOTARY PUBLIC-ARKANSAS
CRAIGHEAD COUNTY
MY COMMISSION EXPIRES: 03-20-23



STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION
MISCELLANEOUS TAX SECTION
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 19-076323-300

Grantee: WHITEHALL INVESTMENTS, LLC
Mailing Address: 2610 OLD GREENSBORO RD
JONESBORO AR 724010000

Grantor: LEE BEASLEY LIVING TRUST DATED MAY 9 2014
Mailing Address: P O BOX 1047
JONESBORO AR 724030000

Property Purchase Price: \$51,000.00
Tax Amount: \$168.30
County: CRAIGHEAD
Date Issued: 07/12/2019
Stamp ID: 633407488

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): Render's Title Co. as agent
Grantee or Agent Name (signature): Brandi Resden **Date:** 7/12/19
Address: 2610 Old Greensboro Rd.
City/State/Zip: Jonesboro Ar. 72401

2018R-014729

FILED

JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
CANDACE EDWARDS, CLERK & RECORDER
07/27/2018 12:20:51 PM
FEE: 20.00
PAGES: 2
KAMERIN ELLIOTT

This Instrument Prepared By:

~~Dario Aquino~~ *Lenders Title*Address: *2207 Fowler Ave,*
Jonesboro, AR 72401

FOR RECORDER'S USE ONLY

WARRANTY DEED
(MARRIED PERSONS)

KNOW ALL MEN BY THESE PRESENTS:

That, Dario Aquino and Luisa Espinosa, a married couple, Grantors, for and in consideration of the sum of — TEN AND 00/100— DOLLARS—(\$10.00)—and other good and valuable consideration in hand paid by Lee Beasley, Trustee of the Lee Beasley Living Trust dated May 9, 2014, Grantee, the receipt and sufficiency of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the Grantee, and unto its successors and assigns forever, the following lands lying in the County of Craighead and the State of Arkansas to-wit:

The South 70 feet of the East 120 feet of Lot or Block 4 of Knight's First Addition to the City of Jonesboro, Arkansas.

Subject to any recorded: assessments, building lines, easements, mineral reservations and/or conveyances, and restrictions, if any.

TO HAVE AND TO HOLD the above described lands unto the Grantee and unto its successors and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging.

And the Grantors hereby covenant with the Grantee that they will forever warrant and defend the title in the above described lands against all claims whatsoever.



And we, Dario Aquino and Luisa Espinosa, a married couple, for the consideration recited herein, do hereby release and relinquish unto the Grantee and unto its successors and assigns, all of our right of dower, curtesy, and homestead in and to said lands.

WITNESS our hands and seals on this 25th day of July, 2018.

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument. Exempt or no consideration paid if none shown.

GRANTEE OR AGENT:

Lee Beasley
Lee Beasley, Trustee

Dario Aquino
Dario Aquino

GRANTEE'S ADDRESS:

P.O. Box 1047
Jonesboro, AR 72403

Luisa Espinosa
Luisa Espinosa

ACKNOWLEDGMENT

STATE OF ARKANSAS)
COUNTY OF CRAIGHEAD) SS.

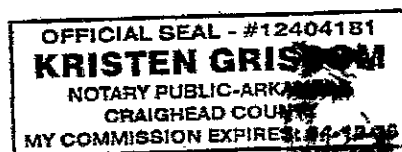
BE IT REMEMBERED, that on this day came before me, the undersigned, a notary public within and for the County and State aforesaid, duly commissioned and acting, Dario Aquino and Luisa Espinosa, a married couple, to me well known as (or satisfactorily proven to be) the persons whose names are subscribed to the foregoing instrument and acknowledged that they had executed the same for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 25th day of July, 2018.

[Signature]
Notary Public

My commission Expires:

04/13/25



This Instrument Prepared By:
Gardner Law Firm, P. A.
A Professional Association
P.O. Box 1965
Jonesboro, AR 72403

After Recording Return To:
Professional Title Services of Arkansas, LLC
740 Southwest Drive
Jonesboro, AR 72401

2018R-014493
FILED
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
CANDACE EDWARDS, CLERK & RECORDER
07/24/2018 1:48:35 PM
FEE: 25.00
PAGES: 3
KASEY TRAVIS

ADMINISTRATOR'S DEED

KNOW ALL MEN BY THESE PRESENTS:

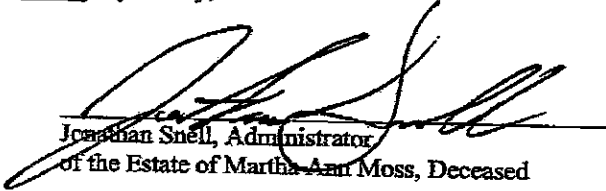
THAT I, JONATHAN SNELL, ADMINISTRATOR OF THE ESTATE OF MARTHA ANN MOSS, DECEASED, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid by DARIO AQUINO, a married person, Grantee, the receipt of which is hereby acknowledged, and as authorized by the Probate Court of Craighead County, Arkansas, pursuant to that certain Order Authorizing Sale of Real Estate dated July 2, 2018, do hereby grant, bargain, sell and convey unto the said Grantee, and unto his heirs and assigns forever, the following lands lying in the County of Craighead and State of Arkansas, to-wit:

The South 70 feet of the East 120 feet of Lot or Block 4 of Knight's First Addition to the City of Jonesboro, Arkansas.

To have and to hold the same unto the said Grantee, and unto his heirs and assigns forever, with all appurtenances thereunto belonging.

And I hereby covenant with said Grantee that I will forever warrant and defend the title to said lands against all lawful claims whatever.

WITNESS my hand and seal on this 17th day of July, 2018.


Jonathan Snell, Administrator
of the Estate of Martha Ann Moss, Deceased

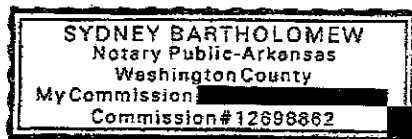


ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF Washington

On this 17th day of July, 2018, before me, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Jonathan Snell, Administrator of the Estate of Martha Ann Moss, to execute such instrument, to me personally well known, who stated that he was duly authorized in his respective capacity to execute the foregoing instrument for and in the name and behalf of said estate, and further stated and acknowledged that he had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 17th day of July, 2018.



Sydney Bartholomew
Notary Public

AMOUNT OF TAX: \$ _____

I certify under penalty of false swearing that the legally correct amount of documentary stamps have been placed on this instrument. Exempt or no consideration paid if none shown.

[Grantee]

Grantee's Address:



STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION
MISCELLANEOUS TAX SECTION
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp
Proof of Tax Paid

Grantee: DARIO AQUINO
Mailing Address: 1404 GREENSBORO RD
JONESBORO AR 724010502

Grantor: JONATHAN SNELL
Mailing Address: PO BOX 1047
JONESBORO AR 724031047

Property Purchase Price: \$10.00
Tax Amount: \$0.00

County: CRAIGHEAD
Date Issued: 07/24/2018
Stamp ID: 572403712

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): Dario Aquino by Lee Basley

Grantee or Agent Name (signature): [Signature] Date: 7/24/18

Address: 1404 Greensboro Rd

City/State/Zip: Jonesboro, AR 72401

THIS INSTRUMENT PREPARED BY ANTHONY BARTELS, ATTORNEY AT LAW, JONESBORO, ARKANSAS.

Warranty Deed

FOR SINGLE PERSON

Know All Men By These Presents:

THAT I, Gilberta W. Westbrooke, widow of Edward L. Westbrooke,
deceased, a single person,

for and in consideration of the sum of TEN AND NO/100ths

(\$10.00)

and other good and valuable considerations to me in hand paid by
Martha A. Moss, the receipt of which is hereby acknowledged,

do hereby grant, bargain, sell and convey unto the said Martha A. Moss

and unto her heirs and assigns forever, the following lands lying in the County of Craighead and State of
Arkansas, to-wit:

The South 70 feet of the East 120 feet of Lot or Block 4 of
Knight's First Addition to the City of Jonesboro, Arkansas.



To have and to hold the same unto the said Martha A. Moss

and unto her heirs and assigns forever, with all appurtenances thereunto belonging.

And I hereby covenant with said Martha A. Moss

that I will forever warrant and defend the title to the said lands against all claims whatever.

WITNESS my hand and seal on this 26th day of August 1993

I hereby certify under penalty of false
swearing that at least the legally correct
amount of documentary stamps have been
placed on this instrument.

Martha Moss
Grantee

Gilberta W. Westbrooke
GILBERTA W. WESTBROOKE

PCA dated 12-10-92 Bk 7 Pg 225 (L. S.)

Address

304 Wagoner
Jonesboro, AR

D447

ACKNOWLEDGMENT

STATE OF ARKANSAS,

County of Craighead.

BE IT REMEMBERED, That on this day came before me the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting

Gilberta W. Westbrooke, widow of Edward L. Westbrooke, a single person,

to me well known as the grantor, in the foregoing Deed, and stated that she had executed the same for the consideration and purpose therein mentioned and set forth, and grantor further declared her self to be a single person.

WITNESS my hand and seal as such Notary Public this 26th day of August, 19 93
 My Commission Expires 1994
Shannon Vickers
 Notary Public

CERTIFICATE OF RECORD

STATE OF ARKANSAS,

County of Craighead.

I, Pat Fleetwood, Circuit Clerk and Ex-Officio Recorder for the County aforesaid, do hereby certify that the annexed and foregoing instrument of writing was filed for record in my office on the 3rd day of September, A. D., 1993, at 4:00 o'clock P. M. and the same is now duly recorded, with acknowledgments and certificates thereon in Deed Record DR 447, Page 61-62.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the seal of said Court this 3rd day of September, 19 93

Shannon Vickers
 Circuit Clerk and Ex-Officio Recorder

Shannon Vickers
 D. C.

Warranty Deed
 FOR SINGLE PERSON

FROM

GILBERTA W. WESTBROOKE.

TO

MARTHA A. MOSS.

Filed for Record this 3rd day ofSeptember, 1993at 4:00 o'clock P. M.Shannon Vickers, D. C.

Call for

D209-172

WARRANTY DEED

WITH RELINQUISHMENT OF DOWER

KNOW ALL MEN BY THESE PRESENTS:

That we, MARY WESTBROOKE BRAMAN, OLIVE WESTBROOKE QUINN, and CAROLYN WESTBROOKE HALLAM, J. C. WESTBROOKE and SARAH ALICE WESTBROOKE, his wife, and HENRY W. WESTBROOKE and FERN W. WESTBROOKE, his wife, for and in consideration of the sum of

THREE THOUSAND ONE HUNDRED SEVENTY-FIVE and 50/100 DOLLARS

to us by EDWARD L. WESTBROOKE and GILBERTA W. WESTBROOKE, his wife, do hereby grant, bargain, sell and convey unto the said Edward L. Westbrooke and Gilberta W. Westbrooke, his wife, as tenants by the joint entirety, and unto their heirs and assigns forever, the following lands lying in the County of Craighead and State of Arkansas, to-wit:

Part of Block 4, Knight's First Addition to the City of Jonesboro, described as follows: Begin at the Southeast Corner of Block 4, thence North 70 feet, thence West 123 feet, thence South 70 feet, thence East 123 feet to the point of beginning.

To have and to hold the same unto the said Edward L. Westbrooke and Gilberta W. Westbrooke, his wife, and unto their heirs and assigns forever, with all appurtenances thereunto belonging.

And they hereby covenant with the said Edward L. Westbrooke and Gilberta W. Westbrooke, his wife, that they will forever warrant and defend the title to the said lands against all claims whatever.

And we, Sarah Alice B. Westbrooke and Fern W. Westbrooke, wives of the said J. C. Westbrooke and Henry W. Westbrooke, for and in consideration of the said sum of money, do hereby release and relinquish unto the said Edward L. Westbrooke and Gilberta W. Westbrooke, his wife, all of our right of dower and homestead in and to the said lands, and do hereby certify that we have signed and sealed this 14th day of June, 1950, in presence of our notary public and witnesses.

Mary Westbrooke Braman
Olive Westbrooke Quinn
Carolyn Westbrooke Hallam
Sarah Alice B. Westbrooke
Henry W. Westbrooke
Fern W. Westbrooke

Sarah Alice B. Westbrooke
Henry W. Westbrooke
Fern W. Westbrooke

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF CRAIGHEAD

SS

BE IT REMEMBERED, That on this day came before me the undersigned a Notary Public within and for the County aforesaid, duly commissioned and acting, Olive Elizabeth Westbrooke Quinn, J. C. Westbrooke and Sarah Alice B. Westbrooke, to me well known as the grantors in the foregoing Deed, and stated that they had executed the same for the consideration and purpose therein mentioned and set forth.

And on the same day also voluntarily appeared before me the said Sarah Alice B. Westbrooke, wife of the said J. C. Westbrooke, to me well known, and in the absence of her said husband declared that she had, of her own free will, executed said Deed and signed and sealed the relinquishment of dower and homestead in the said Deed for the consideration and purposes therein contained and set forth, without compulsion or undue influence of her said husband.

WITNESS my hand and seal as such Notary Public this 14th day of June, 1950. Henry L. Bell
Notary Public

My Commission Expires:

June 3, 1954

ACKNOWLEDGMENT

STATE OF MISSOURI
COUNTY OF GREENE

BE IT REMEMBERED, That on this day came before me the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting, Henry W. Westbrooke and Fern W. Westbrooke, to me well known as the grantors in the foregoing Deed, and stated that they had executed the same for the consideration and purpose therein mentioned and set forth.

And on the same day also voluntarily appeared before me the said Fern W. Westbrooke, wife of the said Henry W. Westbrooke, to me well known, and in the absence of her said husband declared that she had, of her own free will, executed said Deed and signed and sealed the relinquishment of dower and homestead in the said Deed for the consideration and purposes therein contained and set forth, without compulsion or undue influence of her said husband.

WITNESS my hand and seal as such Notary Public this 15th day of June, 1950.

My Commission Expires: April 27, 1953

ACKNOWLEDGMENT

STATE OF ILLINOIS }
COUNTY OF DuPAGE }

SS

BE IT REMEMBERED, That on this day came before me the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting, Carolyn Westbrooke Hallam, to me well known as the grantor in the foregoing Deed and stated that she had executed the same for the consideration and purpose therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public this 22nd day of March, 1950.

[Signature]

[Signature]

My Commission Expires: 3-20-51

(SEAL)

A true copy of the original asfiled for record this 30th day of April, 1974 at 10:50 AM.

OPTE CHAMBERS, CLERK

BY *[Signature]*














DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT

RESIDENTIAL BUILDING INSPECTION REPORT

DATE OF INSPECTION:	1-3-2020					
PROPERTY ADDRESS:	304 WARNER					
PROPERTY OWNER:	WHITEHALL INVESTMENTS LLC					
OCCUPIED: YES NO XX						
BUILDING ELEMENT		1 thru 5 CONDITION				NOTES & COMMENTS
	VERY POOR				VERY GOOD	
Foundation Type: Piers Solid Slab		2				FOUNDATION IS PIERS AND NEED REPAIRED AND REPLACED IN SOME AREAS
Front Porch Type: Wood Concrete	1					WOOD PORCH IN BAD SHAPE AND NEEDS REPLACED
Exterior Doors and Windows Type: Wood Vinyl Aluminum	1					WOOD DOORS IN BAD SHAPE , SOME ARE BOARDED OVER HOLES IN DOORS
Roof Underlay Type: OSB/ Plywood 1x6 metal			3			WOOD UNDERLAY IN FAIR SHAPE NO LEAKS NOTICED
Roof Surface Type: Metal 3-Tab Shingles Dimensional Shingles			3			3-TAB SHINGLES ARE OLD AND NEED REPLACED
Chimney		2				NEEDS REPAIRED
Siding Type: Wood Lap Vinyl Masonite Aluminum		2				SOME VINYL, SOME WOOD, SOME AREAS WITH NONE. ALL NEEDS REPLACED
Fascia and Trim Type Wood Vinyl Coil	1					ALL WOOD FASCIA AND TRIM NEEDS TO BE REPLACED
Interior Doors Type: Hollow Wood Solid Wood	1					OLD WOOD DOORS DO NOT WORK DUE TO UNEVEN FLOORS FROM BAD PIERS, NEED REPLACED

Interior Walls Type Wood Frame Metal Frame Sheetrock Stucco		2				NEED REPAIRED AND PAINTED , SOME SHEETROCK SOME STUCCO
Ceilings Type: Sheetrock Stucco Ceiling Tile			3			SHEETROCK CEILINGS NEED REPAIRED AND PAINTED, ALL INTERIOR IS DATED
Flooring Underlay Type: 1x6 center match OSB Plywood		2				WOOD UNDERLAY NEEDS REPAIRS AND REPLACED IN SEVERAL AREAS
Flooring Surfaces Type: Carpet Linoleum Hard Wood Vinyl		2				SOME LINOLEUM SOME HARDWOOD NEEDS REPAIRED AND REPLACED IN SEVERAL AREAS
Electrical	1					NOT TO CODE
Heating	1					NOT TO CODE
Plumbing	1					NOT TO CODE
In my opinion, this structure		is	X	is not	Suitable for human habitation.	
In my opinion this structure		is	X	is not	Physically feasible for rehabilitation.	
In my opinion, this structure		is	X	is not	Economically feasible for rehabilitation.	
In my opinion, this structure	X	is		is not	A public safety hazard and should be condemned immediately.	
EMERGENCY ACTION IS WARRANTED: YES XX NO						
HOUSE WAS NOT SECURED AT TIME OF INSPECTION						
Tim Renshaw, Chief Building Inspector						Other Signature
						
Municipal Building, 300 South Church Jonesboro, Ar./ Phone 870-336-7194/ Fax 870-336-1358						



INVOICE

Invoice #: 265888
Invoice Date: 2/7/2020
File Number: 20-077410-300

To:

City of Jonesboro - Code Enforcement
Attention: Michael Tyner
410 W. Washington
Jonesboro, AR 72401

From:

Lenders Title Company
Kristin McLaughlin
2207 Fowler Avenue
Jonesboro, AR 72401
870-935-7410

In Re: **Whitehall Investments, LLC - 304 Warner & 821 S. Madison, Jonesboro, AR 72401**

Description	Amount	Total
Title Search - 30 years	\$100.00	\$100.00
Parcel No. 01-144192-13500	Total	\$100.00

Thank you for your business!

Please Remit To:

Lenders Title Company
2207 Fowler Avenue
Jonesboro, AR 72401
870-935-7410



2207 Fowler Avenue
Jonesboro, Arkansas 72401
Phone: 870-935-7410
FAX: 870-933-7222

LIMITED TITLE SEARCH

Date: February 7, 2020
Prepared For: City of Jonesboro, Arkansas - Code Enforcement
File Number: 20-077410-300

Lenders Title Company hereby certifies that the records of the Circuit Clerk of Craighead County, Arkansas have been examined as to the following described property from April 30, 1974 at 07:30 a.m. to January 29, 2020 at 07:30 a.m.:

The South 70 feet of the East 120 feet of Lot or Block 4 of Knight's First Addition to the City of Jonesboro, Arkansas.

The following instruments were found of record during the aforementioned period which affect the above described property:

Warranty Deed from Lee Beasley, Trustee of the Lee Beasley Living Trust dated May 9, 2014 to Whitehall Investments, LLC, dated July 10, 2019 and filed July 15, 2019 in Document No. 2019R-014101 in the records of Jonesboro, Craighead County, Arkansas.

Warranty Deed from Dario Aquino and Luisa Espinosa, a married couple, to Lee Beasley, Trustee of the Lee Beasley Living Trust dated May 9, 2014, dated July 25, 2018 and filed July 27, 2018 in Document No. 2018R-014729 in the records of Jonesboro, Craighead County, Arkansas.

Administrator's Deed from Jonathan Snell, administrator of the estate of Martha Ann Moss, deceased, to Dario Aquino, a married person, dated July 17, 2018 and filed July 24, 2018 in Document No. 2018R-014493 in the records of Jonesboro, Craighead County, Arkansas.

Warranty Deed from Gilberta W. Westbrooke, widow of Edward L. Westbrooke, deceased, a single person, to Martha A. Moss, dated August 26, 1993 and filed September 3, 1993 in Deed Record 447 Page 61 in the records of Jonesboro, Craighead County, Arkansas.

Warranty Deed from Mary Westbrooke Braman, Olive Westbrooke Quinn, Carolyn Westbrooke Hallan, J. C. Westbrooke and Sarah Alice B. Westbrooke, his wife, and Henry W. Westbrooke and Fern W. Westbrooke, his wife, to Edward L. Westbrooke and Gilberta W. Westbrooke, his wife, dated June 14, 1950 and filed April 30, 1977 in Deed Record 209 Page 472 in the records of Jonesboro, Craighead County, Arkansas.

Judgments have been checked on Whitehall Investments, LLC during the aforementioned period, and the following were found:

NONE.

If tax information was requested, please see the attached tax certificate for the real property tax information as to the above described property.

This Limited Title Search is intended for the exclusive use of the addressee for informational purposes only. Lenders Title Company is not expressing or attempting to express an opinion as to the validity of the title to the above described property nor as to the validity of any encumbrances, both recorded and unrecorded, that pertain to the above described property. While Lenders Title Company believes that the information stated above is accurate, no assurances are made nor is any liability assumed by Lenders Title Company for any incorrect information stated herein or omitted herefrom. For assurances as to the title to the above described property, addressee should obtain a title insurance policy.

Sincerely,

Lenders Title Company

A handwritten signature in cursive script, appearing to read "Kristin Paige McLaughlin".

By: Kristin Paige McLaughlin

Arkansas Insurance Department
Contact Information:

Arkansas Insurance Department
Consumer Services Division
1200 West Third Street
Little Rock, AR 72201-1904

(800) 852-5494
(501) 371-2640

FACTS

WHAT DOES Lenders Title Company DO WITH YOUR PERSONAL INFORMATION?

Why?

Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.

What?

The types of personal information we collect and share depend on the product or service you have with us. This information can include:

- Social Security number and credit history
- transaction history and mortgage rates and payments
- purchase history and wire transfer instructions

When you are *no longer* our customer, we continue to share your information as described in this notice.

How?

All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Lenders Title Company chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Lenders Title Company Can you limit this sharing? share?	
For our everyday business purposes— such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes— to offer our products and services to you	Yes	No
For joint marketing with other financial companies	Yes	No
For our affiliates' everyday business purposes— information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes— information about your creditworthiness	No	No
For our affiliates to market to you	No	No
For nonaffiliates to market to you	No	No

Questions?

Call 501-225-3519 or go to www.lenderstitlegroup.com

Who we are

Who is providing this notice?	Lenders Title Company
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What we do

How does Lenders Title Company protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.
How does Lenders Title Company collect my personal information?	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> • provide account information or give us your contact information • pay us by check or make a wire transfer • show us your government-issued ID <p>We also collect personal information from others, such as credit bureaus, affiliates, or other companies.</p>
Why can't I limit all sharing?	<p>Federal law gives you the right to limit only</p> <ul style="list-style-type: none"> • sharing for affiliates' everyday business purposes—information about your creditworthiness • affiliates from using your information to market to you • sharing for nonaffiliates to market to you <p>State laws and individual companies may give you additional rights to limit sharing.</p>

Definitions

Affiliates	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • <i>Our affiliates include companies such as our bank, mortgage companies, insurance companies, and securities brokerages.</i>
Nonaffiliates	<p>Companies not related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • <i>We do not share with nonaffiliates so they can market to you.</i>
Joint marketing	<p>A formal agreement between nonfinancial financial companies that together market financial products or services to you.</p> <ul style="list-style-type: none"> • <i>Our joint marketing partners include companies such as credit card issuers to inform you about their products and/or services.</i>

Other important information

State laws and individual companies may give you additional rights to limit sharing. Please consult your state laws regarding information sharing.

WHITEHALL INVESTMENTS LLC

304 WARNER & 821 S MADIS
JONESBORO, AR

[Basic](#)[Land](#)[Sales](#)[Valuation](#)[Taxes](#)[Receipts](#)[Improvements](#)[View Map](#)

Basic Info

Parcel Number:	01-144192-13500
County Name:	Craighead County
Property Address:	WHITEHALL INVESTMENTS LLC 304 WARNER & 821 S MADIS JONESBORO, AR <u>Map This Address</u>
Mailing Address:	WHITEHALL INVESTMENTS LLC 2610 OLD GREENSBORO RD JONESBORO AR 72401
Collector's Mailing Address	BEASLEY LEE PO BOX 1047 JONESBORO, AR 72403-1047
Total Acres:	0.00
Timber Acres:	0.00
Sec-Twp-Rng:	19-14-04
Lot/Block:	PT 4/
Subdivision:	KNIGHTS 1ST ADD
Legal Description:	KNIGHTS 1ST ADD 70X123 PT LOT 4
School District:	J JB JONESBORO CITY
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No