

This Instrument Prepared by:
ANGELA B. RICE
P.O. Box 700
Paragould, Arkansas 72451-0700

NO DOCUMENTARY STAMPS REQUIRED.



2017R-008520
FILED
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
CANDACE EDWARDS, CLERK & RECORDER
05/16/2017 12:48:53 PM
FEE: 30.00
PAGES: 4
SHARRON USSERY

DEED IN LIEU OF FORECLOSURE

Mission Outreach of Northeast Arkansas, Inc., an Arkansas nonprofit corporation, GRANTOR, for and in consideration of ONE DOLLAR, the receipt of which is hereby acknowledged, and in lieu of foreclosure by GRANTEE, First National Bank, Paragould, Arkansas, does hereby grant, bargain, sell, convey and quitclaim unto the said grantee, and unto its successors and assigns forever, all of its right, title, claim and interest in and to the following described lands located in Craighead County, Arkansas, to wit:

Lot 7R, Melton Manor Addition, Craighead County, Jonesboro, Arkansas, being a replat of Lot 7 and a part of Lot 8, Melton Manor Addition to the City of Jonesboro, Arkansas, as shown on plat in Plat Cabinet "B" on Page 56, subject to any easements of record. LESS AND EXCEPT: Part of Lot 7R of Melton Manor Addition, being a replat of Lot 7 and a part of Lot 8, Melton Manor Addition to the City of Jonesboro, Craighead County, Arkansas, more particularly described as follows: Starting at the Northwest Corner of Lot 7 of Melton Manor Addition, said point also being on the Southwesterly existing right of way line of Haywood Drive, thence South 45 degrees 09 minutes 05 seconds East along said existing right of way line a distance of 106.296 meters for the point of beginning; thence continue along said existing right of way line on a curve right having a radius of 7.620 meters a distance of 11.969 meters to a point on the Northwesterly existing right of way line of U.S. Highway 49B; thence South 44 degrees 50 minutes 55 seconds West along said existing right of way line a distance of 135.621 meters to a point; thence North 45 degrees 09 minutes 05 seconds West a distance of 6.907 meters to a point on the Northwesterly proposed right of way line of U.S. Highway 49B; thence North 47 degrees 55 minutes 23



seconds East along proposed right of way line a distance of 20.472 meters to a point; thence North 44 degrees 50 minutes 55 seconds East along proposed right of way line a distance of 52.000 meters to a point; thence North 11 degrees 09 minutes 31 seconds East along said proposed right of way line a distance of 3.606 meters to a point; thence North 45 degrees 00 minutes 30 seconds East along said proposed right of way line a distance of 67.799 meters to the point of beginning.

TO HAVE AND TO HOLD the same unto the said grantee and unto its successors and assigns forever, with all appurtenances thereunto belonging.

As additional consideration, this Deed is given in lieu of foreclosure and in exchange for full release and satisfaction of the following described mortgage from Mission Outreach of Northeast Arkansas, Inc., to First National Bank, Paragould, Arkansas, dated January 10, 2014, filed January 14, 2014, and appearing of record as Instrument No. JB2014R-000433 of the Records of the Western District of Craighead County, Arkansas.

This deed and conveyance is executed and delivered with the express understanding that it does not operate, even though placed of record, to effect such a merger of interests as to extinguish the mortgage lien, and that its receipt by the grantee does not constitute legal delivery and shall be of no binding force or effect whatsoever until such time as the grantee consents to the acceptance of such deed, such consent to be evidenced by the acceptance and approval of title by the grantee, or its agents.

And Mission Outreach of Northeast Arkansas, Inc., for and in consideration of said sum of money, does hereby release and relinquish unto the said grantee, and unto its successors and assigns, all rights of dower, curtesy and homestead, if any, in and to the said lands.

WITNESS our hands and seals on this 11th day of May, 2017.

MISSION OUTREACH OF NORTHEAST
ARKANSAS, INC.

By: *Brinda McKinney*
Brinda McKinney, President

ATTEST:

Cheri Shelton
Cheri Shelton, Treasurer

ACKNOWLEDGMENT

STATE OF Arkansas

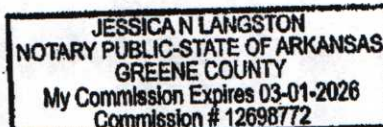
COUNTY OF Greene

BE IT REMEMBERED, that on this day came before me, the undersigned Notary Public, within and for the County aforesaid, duly commissioned and acting, Brinda McKinney and Cheri Shelton, who stated that they were the President and Treasurer of Mission Outreach of Northeast Arkansas, Inc., respectively, and were duly authorized by proper resolution of its Board of Directors to execute the foregoing Deed in Lieu of Foreclosure on behalf of Grantor for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public on this 11th day of May, 2017.

Jessica N. Langston
Notary Public

My Commission Expires:



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