



2017R-014969

FILED

JONESBORO DISTRICT

CRAIGHEAD COUNTY, ARKANSAS

CANDACE EDWARDS, CLERK & RECORDER

08/15/2017 2:45:56 PM

FEE: 25.00

PAGES: 3

THIS INSTRUMENT PREPARED BY: J. ROBIN NIX, II, ATTORNEY AT LAW JAMIE HUNNICUTT

Warranty Deed

(Single Person)

KNOW ALL MEN BY THESE PRESENTS:

That I, **Kenneth Carter Flemon, a/k/a Kenny Flemon, a single person**, for and in consideration of the sum of **\$85,000.00**, and other good and valuable considerations to me in hand paid by the **Grantee** the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **Meeks Properties and Investments, LLC**, and unto its **successors** and assigns forever, the following described land situated in the County of **Craighead, State of Arkansas**, to-wit:

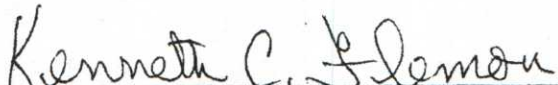
Lot 1 of Richard S. Flemon Subdivision of Pt. SE ¼ SW ¼ Sec. 3, T13N, R3E, Craighead County, Arkansas, as shown by Plat recorded in Plat Cabinet "B" page 73 at Jonesboro, Arkansas.

Subject to assessments, building lines, easements, mineral reservations and/or conveyances, restrictions, and any other matters of record or fact.

To have and to hold the same unto the said **Grantee** and unto its **successors** and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

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

WITNESS my hand and seal on this **14th** day of **August, 2017**.


Kenneth Carter Flemon

Warranty Deed - Single





*JB2016R-008424
JB2016R-008424
CANDACE EDWARDS
CRAIGHEAD COUNTY
RECORDED ON:
06/06/2016 08:54AM
BY [Signature], D. C.

THIS INSTRUMENT PREPARED BY: J. ROBIN NIX, II, ATTORNEY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT **Valley View Storage, LLC**, for and in consideration of the sum of **\$867,510.00**, and other good and valuable considerations to the company in hand paid by the **Grantee** herein, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto **Morris Real Estate Holdings, LLC**, and unto **its successors** and assigns forever, the following described land situated in the County of **Craighead**, State of **Arkansas**, to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to assessments, building lines, easements, mineral reservations and/or conveyances, restrictions, and any other matters of record or fact.

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

And, **Valley View Storage, LLC**, hereby covenants with said **Grantee** that it will forever warrant and defend the title to the said lands against all claims whatsoever.

IN TESTIMONY WHEREOF, the name of the **grantor** is hereunto fixed by its member this 3rd day of **June, 2016**.

Valley View Storage, LLC

[Signature]
By: Jason E. Marshall, Member

[Signature]
By: Jeremy Moore, Member

[Signature]
By: James W. McLeod, Member

"EXHIBIT A"

Tract 1:

A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the South Quarter corner of said Section 3; thence North 00°09'27" East 97.76 feet to the North right of way Highway No. 49; thence North 86°53'44" West 429.90 feet along said right of way; thence North 00°09'27" East 133.73 feet; thence North 89°12'32" West 210.59 feet (rec. 210') to the point of beginning proper;

thence North 00°09'27" East 1395.51 feet; thence North 89°31'28" West 850.67 feet to the center line of Shelton Creek; thence South 13°51'30" East 128.86 feet along said creek; thence South 00°13'02" East 97.53 feet along said creek; thence South 12°01'18" West 49.34 feet along said creek; thence South 31°50'13" West 80.09 feet along said creek; thence North 89°46'05" East 166.56 feet; thence South 00°18'19" West 808.79 feet to the center line of Shelton Creek; thence South 84°50'03" East 71.30 feet along said creek; thence South 63°56'43" East 161.56 feet along said creek; thence South 34°05'06" East 68.56 feet along said creek; thence South 22°53'03" East 70.64 feet along said creek; thence South 49°15'13" East 56.15 feet along said creek; thence South 89°28'15" East 49.32 feet along said creek; thence South 39°19'18" East 105.78 feet along said creek; thence South 11°43'56" East 49.26 feet along the said creek to the North right of way line of Highway No. 49; thence South 86°50'22" East 254.94 feet along said right of way; thence North 00°09'27" East 124.95 feet to the point beginning proper, containing 23.01 acres, more or less, and being subject to all public and private roads and easements.

Tract 2: A part of the East Half of the Southwest Quarter of Section 3, Township 13 North, Range 3 East, Craighead County, Arkansas, and being more particularly described as follows: Commencing at the South Quarter corner of said Section 3; thence North 00°09'27" East 97.76 feet to the North right of way line of Highway No. 49; thence North 86°53'44" West 429.90 feet along said right of way; thence North 00°09'27" East 133.73 feet to the point of beginning proper; thence North 89°12'32" West 210.59 feet; thence North 00°09'27" East 1395.51 feet; thence South 89°31'28" East 639.88 feet; thence South 00°09'49" West 325.99 feet; thence South 00°09'27" West 758.63 feet; thence North 89°50'33" West 310.00 feet; thence South 00°09'27" West 311.00 feet; thence North 89°11'32" West 119.33 feet to the point of beginning proper, containing 18.30 acres, more or less, and being subject to all public and private roads and easements.

TOGETHER WITH A 20 FOOT DRAINAGE EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A part of the East Half of the Southwest Quarter of Section 3, Township 13 North, Range 3 East, Craighead County, Arkansas, and being more particularly described as follows: Commencing at the South Quarter corner of said Section 3; thence North 00°09'27" East 97.76 feet to the North right of way line of Highway No. 49, being the point of beginning, thence continue North 00°09'27" East 465.50 feet; thence North 89°50'33" West 20.00 feet; thence South 00°09'27" West 464.47 feet, to the North right of way line of Highway No. 49; thence along said North right of way line of Highway No. 49 South 86°53'44" East 20.03 feet to the point of beginning proper.



* JB 2016R - 008277

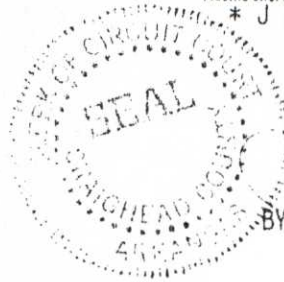
JB2016R-008277

CANDACE EDWARDS

CRAIGHEAD COUNTY

RECORDED ON:

06/02/2016 11:03AM



BY _____, D. C.

THIS INSTRUMENT PREPARED BY: J. ROBIN NIX, II, ATTORNEY

Warranty Deed

(WITH RELINQUISHMENT OF DOWER & CURTESY)

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, **Rogina Mitchell, a single person, and Rebecca Weinstock and Bobby Weinstock, wife and husband**, for and in consideration of the sum of \$414,180.00, and other good and valuable considerations to us in hand paid by the **Grantee** herein, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, and convey unto **Valley View Storage, LLC, and unto its successors** and assigns forever, the following lands lying in the County of Craighead and State of Arkansas, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to assessments, building lines, easements, mineral reservations and/or conveyances, restrictions, and any other matters of record or fact.

To have and to hold the same unto the said **Grantee** and unto its **successors** and assigns forever, with all appurtenances hereunto belonging.

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

And we, **Rebecca Weinstock and Bobby Weinstock, wife and husband**, for and in consideration of the said sum of money, do hereby release and relinquish unto the said **Grantee** our rights of dower, courtesy, and possibility of Homestead in and to said lands.

WITNESS our hands and seals on this 27th day of May, 2016.

X Rogina Mitchell
Rogina Mitchell

X Rebecca Weinstock
Rebecca Weinstock

X Bobby Weinstock
Bobby Weinstock

"EXHIBIT A"

Tract 1:

A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the South Quarter corner of said Section 3; thence North 00°09'27" East 97.76 feet to the North right of way Highway No. 49; thence North 86°53'44" West 429.90 feet along said right of way; thence North 00°09'27" East 133.73 feet; thence North 89°12'32" West 210.59 feet(rec. 210') to the point of beginning proper;

thence North 00°09'27" East 1395.51 feet; thence North 89°31'28" West 850.67 feet to the center line of Shelton Creek; thence South 13°51'30" East 128.86 feet along said creek; thence South 00°13'02" East 97.53 feet along said creek; thence South 12°01'18" West 49.34 feet along said creek; thence South 31°50'13" West 80.09 feet along said creek; thence North 89°46'05" East 166.56 feet; thence South 00°18'19" West 808.79 feet to the center line of Shelton Creek; thence South 84°50'03" East 71.30 feet along said creek; thence South 63°56'43" East 161.56 feet along said creek; thence South 34°05'06" East 68.56 feet along said creek; thence South 22°53'03" East 70.64 feet along said creek; thence South 49°15'13" East 56.15 feet along said creek; thence South 89°28'15" East 49.32 feet along said creek; thence South 39°19'18" East 105.78 feet along said creek; thence South 11°43'56" East 49.26 feet along the said creek to the North right of way line of Highway No. 49; thence South 86°50'22" East 254.94 feet along said right of way; thence North 00°09'27" East 124.95 feet to the point beginning proper, containing 23.01 acres, more or less, and being subject to all public and private roads and easements.

N14



*JB2016R-008276

JB2016R-008276

CANDACE EDWARDS

CRAIGHEAD COUNTY

RECORDED ON:

06/02/2016 11:03AM



BY _____, D. C.

THIS INSTRUMENT PREPARED BY: J. ROBIN NIX, II, ATTORNEY

Warranty Deed

(WITH RELINQUISHMENT OF DOWER & CURTESY)

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, **Anthony Flemon and Rhonda Flemon, husband and wife, Clay Flemon and Jessica Flemon, husband and wife, and Danny Flemon and Nancy Flemon, husband and wife**, for and in consideration of the sum of \$394,740.00, and other good and valuable considerations to us in hand paid by the **Grantee** herein, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, and convey unto **Valley View Storage, LLC**, and unto its successors and assigns forever, the following lands lying in the County of Craighead and State of Arkansas, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to assessments, building lines, easements, mineral reservations and/or conveyances, restrictions, and any other matters of record or fact.

To have and to hold the same unto the said **Grantee** and unto its successors and assigns forever, with all appurtenances hereunto belonging.

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

And we, **Anthony Flemon and Rhonda Flemon, husband and wife, Clay Flemon and Jessica Flemon, husband and wife, and Danny Flemon and Nancy Flemon, husband and wife**, for and in consideration of the said sum of money, do hereby release and relinquish unto the said **Grantee** our rights of dower, courtesy, and possibility of Homestead in and to said lands.

WITNESS our hands and seals on this **27th** day of **May, 2016**.

Anthony Flemon
Anthony Flemon

Rhonda Flemon
Rhonda Flemon

Danny Flemon
Danny Flemon

Clay Flemon
Clay Flemon

Jessica Flemon
Jessica Flemon

Nancy Flemon
Nancy Flemon

"EXHIBIT A"

Tract 2: A part of the East Half of the Southwest Quarter of Section 3, Township 13 North, Range 3 East, Craighead County, Arkansas, and being more particularly described as follows: Commencing at the South Quarter corner of said Section 3; thence North $00^{\circ}09'27''$ East 97.76 feet to the North right of way line of Highway No. 49; thence North $86^{\circ}53'44''$ West 429.90 feet along said right of way; thence North $00^{\circ}09'27''$ East 133.73 feet to the point of beginning proper; thence North $89^{\circ}12'32''$ West 210.59 feet; thence North $00^{\circ}09'27''$ East 1395.51 feet; thence South $89^{\circ}31'28''$ East 639.88 feet; thence South $00^{\circ}09'49''$ West 325.99 feet; thence South $00^{\circ}09'27''$ West 758.63 feet; thence North $89^{\circ}50'33''$ West 310.00 feet; thence South $00^{\circ}09'27''$ West 311.00 feet; thence North $89^{\circ}11'32''$ West 119.33 feet to the point of beginning proper, containing 18.30 acres, more or less, and being subject to all public and private roads and easements.

Tract 3: A part of the East Half of the Southwest Quarter of Section 3, Township 13 North, Range 3 East, Craighead County, Arkansas, and being more particularly described as follows: Commencing at the South Quarter corner of said Section 3; thence North $00^{\circ}09'27''$ East 97.76 feet to the North right of way line of Highway No. 49, the point of beginning proper; thence North $86^{\circ}53'44''$ West 429.90 feet along said right of way; thence North $00^{\circ}09'27''$ East 133.73 feet; thence South $89^{\circ}11'32''$ East 119.33 feet; thence North $00^{\circ}09'27''$ East 311.00 feet; thence South $89^{\circ}50'33''$ East 310.00 feet; thence South $00^{\circ}09'27''$ West 465.50 feet to the point of beginning proper, containing 3.63 acres, more or less, and being subject to all public and private roads and easements.

Auditorium or stadium means an open, partially enclosed or fully enclosed facility used or intended to be used primarily for spectator sports, entertainment **events**, expositions and other public gatherings.

*Parking lot, special **event***, means a parking lot which accommodates parks/recreation/entertainment indoor/outdoor uses such as: convention **centers**, entertainment and amusement parks, fairground and carnival uses, athletic stadium/arena/ playfields, etc.

Lot 1 in Block "B" of Sarah Crossing Subdivision, Phase 2 to the City of Jonesboro, Arkansas, as shown by Plat recorded in Plat Cabinet "C" page 281 at Jonesboro, Arkansas, subject to Bill of Assurance recorded in Document #2017R-016692 at Jonesboro, Arkansas, and to easements as shown on recorded plat.