



INVOICE - Revised

Invoice #: 281338

Invoice Date: 9/29/2020

File Number: 20-078597-300

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: **Carson Investments, LLC - 2221 Needham St. "A,B,C,D", Jonesboro, AR 72401**

Description	Amount	Total
Title Search	\$100.00	\$100.00
30 year search	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: September 29, 2020
Prepared For: City of Jonesboro
File Number: 20-078597-300

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 August 1, 1990 at 07:30 a.m. to August 26, 2020 at 07:30 a.m.:

All of Lot 3 in Block "B" of Spence's Subdivision of a part of the Northeast Quarter of the Southeast Quarter of Section 29, Township 14 North, Range 4 East, Craighead County, Arkansas.

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

Warranty Deed from Barbara Sowle, Trustee of the Barbara Sowle Living Trust u/a dated April 16, 1990 to Ken Gibson and Cindy Gibson, his wife, dated April 8, 1994, filed April 18, 1994 in Deed Record 459 Page 46 in the records of Jonesboro, Craighead County, Arkansas.

Warranty Deed from D.H. Sowle and Marcia Burt to Ken Gibson and Cindy Gibson, his wife, dated April 8, 1994, filed April 18, 1994 in Deed Record 459 Page 47 in the records of Jonesboro, Craighead County, Arkansas.

Warranty Deed from D. H. Sowle and Marcia Burt, his wife, to Ken Gibson and Cindy Gibson, his wife, dated April 11, 1994, filed May 10, 1994 in Deed Record 460 Page 248 in the records of Jonesboro, Craighead County, Arkansas.

Quitclaim Deed from Kenneth R. Gibson and Cynthia D. Gibson, husband and wife, to KCL2, LLC, dated May 30, 2003, filed May 30, 2003 in DEED BOOK 647 PAGE 557 in the records of Jonesboro, Craighead County, Arkansas.

Warranty Deed from KCL2, LLC, to Rainbow Farms, Inc., dated August 15, 2007, filed August 21, 2007 in DEED BK 756 PG 85 in the records of Jonesboro, Craighead County, Arkansas.

Warranty Deed from Rainbow Farms, Inc., a corporation organized under the laws of the State of Arkansas, to LVS LLC, a limited liability company, dated January 1, 2013, filed January 2, 2013 in Instrument No. JB2013R-000112 in the records of Jonesboro, Craighead County, Arkansas.

Warranty Deed from LVS LLC, a limited liability company, to CARSON INVESTMENTS, LLC,

a limited liability company, dated January 10, 2019, filed January 11, 2019 in Instrument No. 2019R-000681 in the records of Jonesboro, Craighead County, Arkansas.

Mortgage executed by CARSON INVESTMENTS LLC in favor of Arvest Bank, dated January 10, 2019, filed January 11, 2019 in Instrument No. 2019R-000682 in the records of Jonesboro, Craighead County, Arkansas; securing the indebtedness and other obligations described therein.

Assignment of Leases and Rents executed by CARSON INVESTMENTS LLC in favor of Arvest Bank, dated January 10, 2019, filed January 11, 2019 in Instrument No. 2019R-000683 in the records of Jonesboro, Craighead County, Arkansas; securing the indebtedness and other obligations described therein.

2019 taxes are due in the amount of \$1,725.48 for Tax Parcel: 01-144294-05400.

Judgments have been checked on Carson Investments, LLC and LVS 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 black ink, appearing to read "Kristin McLaughlin", is written over the company name.

By: Kristin McLaughlin

Arkansas Insurance Department
Contact Information:

Arkansas Insurance Department
1 Commerce Way, Suite 102
Little Rock, AR 72202
(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 share?	Can you limit this sharing?
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

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?

We collect your personal information, for example, when you

- provide account information or give us your contact information
- pay us by check or make a wire transfer
- show us your government-issued ID

We also collect personal information from others, such as credit bureaus, affiliates, or other companies.

Why can't I limit all sharing?

Federal law gives you the right to limit only

- 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

State laws and individual companies may give you additional rights to limit sharing.

Definitions**Affiliates**

Companies related by common ownership or control. They can be financial and nonfinancial companies.

- *Our affiliates include companies such as our bank, mortgage companies, insurance companies, and securities brokerages.*

Nonaffiliates

Companies not related by common ownership or control. They can be financial and nonfinancial companies.

- *We do not share with nonaffiliates so they can market to you.*

Joint marketing

A formal agreement between nonfinancial financial companies that together market financial products or services to you.

- *Our joint marketing partners include companies such as credit card issuers to inform you about their products and/or services.*

Other important information

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

Property Detail

Craighead County Personal Property & Real Estate Tax Records

Property Information	
Parcel #:	01-144294-05400
Tax Year/ Book:	2019 Current
Legal:	SPENCE SUB DIV OF A PT NE SE 29-14-4 100X140 PT LOT 3
Property Type:	Real Estate
Owner:	CARSON INVESTMENTS LLC
Tax Payer:	CARSON INVESTMENTS LLC 800 BLVD SAINT GERMAINE MARION, AR 72364
Site Address:	2221 NEEDHAM ABC & D
Subdivision:	SPENCE SUB
Lot Block:	PT 3 B
S-T-R:	29-14-04
Acres:	0
Tax Status:	Non-Exempt
Total Mandatory:	\$1,725.48
Tax Paid:	\$0.00
Balance:	\$1,725.48

2019 Tax Information							
Tax Type	Tax Description	District	Exempt	Assessed Value	Tax Owed	Tax Paid	Balance
AV	Ad Valorem	NE JB	Non-Exempt	\$35,910.00	\$1,725.48	\$0.00	\$1,725.48

Receipts							
Receipt #	Book	Tax Year	ReceiptDate	Cash Amt	Check Amt	Credit Amt	Total

<u>1007167</u>	Delinquent	2018	11/5/2019	\$0.00	\$1,911.00	\$0.00	\$1,911.00
<u>36961</u>	Current	2017	10/15/2018	\$0.00	\$5,138.42	\$0.00	\$5,138.42
<u>38600</u>	Current	2016	10/18/2017	\$0.00	\$5,303.29	\$0.00	\$5,303.29

Historical Receipts ●

Receipt #	Tax Year	Date Paid	Tax Owed	Tax Paid	Balance
<u>52634</u>	2015	10/10/2016	\$1,896.06	\$1,896.06	\$0.00
<u>46625</u>	2014	10/5/2015	\$1,896.06	\$1,896.06	\$0.00
<u>54898</u>	2013	10/10/2014	\$1,896.06	\$1,896.06	\$0.00
<u>52685</u>	2012	10/11/2013	\$1,896.06	\$1,896.06	\$0.00
<u>52540</u>	2011	10/10/2012	\$1,852.65	\$1,852.65	\$0.00

This instrument was prepared by , Arvest Bank, P.O. Box 940, Rogers, AR 72757-0940

When recorded return to , Arvest Bank, P.O. Box 940, Rogers, AR 72757-0940

Space Above This Line For Recording Data

MORTGAGE

(With Future Advance Clause)

DATE AND PARTIES. The date of this Mortgage (Security Instrument) is JANUARY 10, 2019. The parties and their addresses are:

MORTGAGOR/GRANTOR:

CARSON INVESTMENTS LLC
An Arkansas Limited Liability Company
800 BLVD SAINT GERMAINE
MARION, AR 72364

LENDER/GRANTEE:

ARVEST BANK
Organized and existing under the laws of Arkansas
2009 Brown's Lane
Jonesboro, AR 72401

1. DEFINITIONS. For the purposes of this document, the following term has the following meaning.


A. Loan. "Loan" refers to this transaction generally, including obligations and duties arising from the terms of all documents prepared or submitted for this transaction.

2. CONVEYANCE. For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debts and Mortgagor's performance under this Security Instrument, Mortgagor does hereby grant, bargain, convey and mortgage to Lender, the following described property:

All of Lot 3 in Block "B" of Spence's Subdivision of a part of the Northeast Quarter of the Southeast Quarter of Section 29, Township 14 North, Range 4 East, Craighead County, Arkansas.

CARSON INVESTMENTS LLC
Arkansas Mortgage
AR/4brwriht0000000001737050N

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Systems™

Initials  Page 1

ELECTRONIC RECORDING
2019R-000683
CERTIFICATE OF RECORD
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
CANDACE EDWARDS, CLERK & RECORDER
01/11/2019 10:42:42 AM
RECORDING FEE: 65.00
PAGES: 11

This instrument was prepared by , Arvest Bank, P.O. Box
940, Rogers, AR 72757-0940

When recorded return to , Arvest Bank, P.O. Box 940,
Rogers, AR 72757-0940

Space Above This Line For Recording Data

ASSIGNMENT OF LEASES AND RENTS

Absolute Assignment

DATE AND PARTIES. The date of this Assignment of Leases and Rents (Assignment) is
JANUARY 10, 2019. The parties and their addresses are:

ASSIGNOR/GRANTOR:
CARSON INVESTMENTS LLC
An Arkansas Limited Liability Company
800 BLVD SAINT GERMAINE
MARION, AR 72364

LENDER/GRANTEE:
ARVEST BANK
Organized and existing under the laws of Arkansas
2009 Brown's Lane
Jonesboro, AR 72401

1. DEFINITIONS. For the purposes of this document, the following term has the following meaning.

A. Loan. "Loan" refers to this transaction generally, including obligations and duties arising from the terms of all documents prepared or submitted for this transaction.

2. SECURED DEBTS AND FUTURE ADVANCES. The term "Secured Debts" includes and this Assignment will secure each of the following:

A. Specific Debts. The following debts and all extensions, renewals, refinancings, modifications and replacements. A promissory note or other agreement, No. 4420185, dated January 10, 2019, from Assignor to Lender, with a loan amount of \$220,000.00 and maturing on January 10, 2024.

B. Future Advances. All future advances from Lender to Assignor under the Specific Debts executed by Assignor in favor of Lender after this Assignment. If more than one person signs this Assignment, each agrees that this Assignment will secure all future advances that are given to Assignor either individually or with others who may not sign this Assignment.

CARSON INVESTMENTS LLC
Arkansas Assignment of Leases and Rents
AR/4brwrlght00000000001737050N

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Initials 
Page 1

ELECTRONIC RECORDING
2019R-000681
CERTIFICATE OF RECORD
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
CANDACE EDWARDS, CLERK & RECORDER
01/11/2019 10:42:40 AM
RECORDING FEE: 25.00
PAGES: 3

File No.: 2018-504
Type of Instrument: Warranty Deed
Grantor: LVS LLC
Grantee: Carson Investments, LLC

This Instrument Prepared By:

Waddell, Cole & Jones, PLLC
Attorneys at Law
P.O. Box 1700
Jonesboro, Arkansas 72403

After recording Return to:

Professional Title Services of Arkansas, LLC
740 Southwest Drive
Jonesboro, AR 72401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT LVS LLC, a limited liability company, Grantor, by its sole Member, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by CARSON INVESTMENTS, LLC, a limited liability company, Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said Grantee, and unto its successors and assigns forever, the following described lands lying in Craighead County, Arkansas, to-wit:

All of Lot 3 in Block "B" of Spence's Subdivision of a part of the Northeast Quarter of the Southeast Quarter of Section 29, Township 14 North, Range 4 East, Craighead County, Arkansas.

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

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

IN TESTIMONY WHEREOF, this instrument is hereby executed by the aforesaid
sole Member of Grantor this 10th day of January, 2019.

LVS LLC

By: [Signature]
Name: Lindley Smith
Title: Member

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

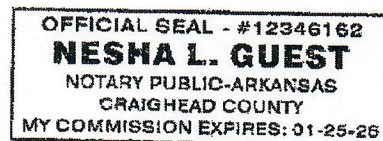
On this day before me, the undersigned, a Notary Public, within and for the County and State aforesaid, duly qualified, commissioned and acting, personally appeared Lindley Smith, to me well known, and who subscribed to the foregoing instrument and stated and acknowledged that he was the sole Member of LVS LLC, a limited liability company, and that he as such Member, being authorized so to do, had signed, executed, and delivered the foregoing instrument for the consideration, uses, and purposes therein contained, by signing himself as such Member and executing on behalf of the company as such Member.

WITNESS my hand and seal as such Notary Public this 10th day of January, 2019.

[Signature]
Notary Public

My Commission Expires:

1-25-26



PAUSERS\RW\Professional Title - Deeds\Carson Investments, LLC\warranty deed 02.wpd

[Signature]
800 Blvd. Saint Germaine
Marion, AR 72364



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: 2018-504

Grantee:
Mailing Address: CARSON INVESTMENTS, LLC
800 BLVD SAINT GERMAINE
MARION AR 723640000

Grantor:
Mailing Address: LVS LLC
4324 COUNTY ROAD 745
JONESBORO AR 724010000

Property Purchase Price: \$275,000.00
Tax Amount: \$907.50
County: CRAIGHEAD
Date Issued: 01/11/2019
Stamp ID: 294965248

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): Professional Title As Agent

Grantee or Agent Name (signature): Kendra Gosselt Date: 1-11-19

Address: 800 Blvd Saint Germaine

City/State/Zip: Marion, AR 72364



* J B 2 0 1 3 R - 0 0 0 1 1 2 2 *

JB2013R-000112

ANN HUDSON

CRAIGHEAD COUNTY

RECORDED ON:

01/02/2013 12:03PM

BY  D. C.

This instrument prepared by:
LYONS & CONE, P.L.C.
Attorneys at Law
P. O. Box 7044, Jonesboro, AR 72403

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT Rainbow Farms, Inc., a corporation organized under the laws of the State of Arkansas, Grantor, by its officer duly authorized by proper resolution of its Board of Directors, 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 LVS LLC, a limited liability company organized under the laws of the State of Arkansas, Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto said Grantee, and unto its successors and assigns forever, the following lands lying in Craighead County, Arkansas, to wit:

Lot 2, Block "C" of Belle Meade Addition to the City of Jonesboro, Arkansas;

AND

Lot 4, Block "D" of Belle Meade Addition to the City of Jonesboro, Arkansas;

AND

All of Lot 3 in Block "B" of Spence's Subdivision of a part of the Northeast Quarter of the Southeast Quarter of Section 29, Township 14 North, Range 4 East, Craighead County, Arkansas.

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

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

IN TESTIMONY WHEREOF, the name of the Grantor is hereunto affixed by its officer
this 1st JANUARY, 2013
~~day of December, 2012.~~

RAINBOW FARMS, INC.

By: *Lindley V. Smith, Jr.*
Lindley V. Smith, Jr., President

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss
COUNTY OF CRAIGHEAD)

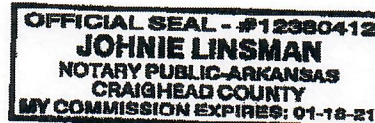
On this day, before me personally appeared Lindley V. Smith, Jr., to me personally well known or satisfactorily proven to be, who acknowledged that he was a the President of Rainbow Farms, Inc., an Arkansas corporation, and that he, as such officer, being authorized so to do by proper resolution of the Board of Directors of Rainbow Farms, Inc. executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal as such Notary Public this 1st JANUARY, 2013
~~day of December, 2012.~~

Johnie Linsman
Notary Public

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.

Lindley V. Smith, Jr.
Grantee



4324 CR 745, Jonesboro, AR
Address

P:\WP60A\ProTitle\War.Deed.Rainbow to LVS.wpd



JB2013R-0001122

JB2013R-000112

ANN HUDSON

CRAIGHEAD COUNTY

RECORDED ON:

01/02/2013 12:03PM

BY  D. C.

This instrument prepared by:

LYONS & CONE, P.L.C.

Attorneys at Law

P. O. Box 7044, Jonesboro, AR 72403

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT Rainbow Farms, Inc., a corporation organized under the laws of the State of Arkansas, Grantor, by its officer duly authorized by proper resolution of its Board of Directors, 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 LVS LLC, a limited liability company organized under the laws of the State of Arkansas, Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto said Grantee, and unto its successors and assigns forever, the following lands lying in Craighead County, Arkansas, to wit:

Lot 2, Block "C" of Belle Meade Addition to the City of Jonesboro, Arkansas;
AND

Lot 4, Block "D" of Belle Meade Addition to the City of Jonesboro, Arkansas;
AND

All of Lot 3 in Block "B" of Spence's Subdivision of a part of the Northeast Quarter of the Southeast Quarter of Section 29, Township 14 North, Range 4 East, Craighead County, Arkansas.

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

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

IN TESTIMONY WHEREOF, the name of the Grantor is hereunto affixed by its officer
this 1st JANUARY, 2013
~~day of December, 2012.~~

RAINBOW FARMS, INC.

By: *Lindley V. Smith, Jr.*
Lindley V. Smith, Jr., President

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss
COUNTY OF CRAIGHEAD)

On this day, before me personally appeared Lindley V. Smith, Jr., to me personally well known or satisfactorily proven to be, who acknowledged that he was a the President of Rainbow Farms, Inc., an Arkansas corporation, and that he, as such officer, being authorized so to do by proper resolution of the Board of Directors of Rainbow Farms, Inc. executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal as such Notary Public this 1st JANUARY, 2013
~~day of December, 2012.~~

Johnie Linsman
Notary Public

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.

Lindley V. Smith, Jr.
Grantor



4324 CR 745, Jonesboro, AR
Address

F:\WP60\ProTitle\Wsr_Deed Rainbow to LVS.wpd

Approved as to form by:
 John Bartlett, Attorney at Law
 Transactional data completed by The Title Company

WARRANTY DEED

(TTC)

KNOW ALL MEN BY THESE PRESENTS:

That **KCL2,LLC**, GRANTOR for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations, in hand paid by **RAINBOW FARMS, INC.**, Grantee(S), the receipt of which is hereby acknowledged, hereby grant, bargain, sell and convey unto said Grantee(S), and unto Grantee(s) heirs and assigns forever, the following lands lying in Craighead County, Arkansas.

All of Lot 3 in Block "B" of Spence's Subdivision of a part of the Northeast Quarter of the Southeast Quarter of Section 29, Township 14 North, Range 4 East, Craighead County, Arkansas.

To have and to hold the same unto the said GRANTEE(S), and unto Grantee(s) heirs and assigns forever, with all appurtenances thereunto belonging

And Grantor(s) hereby covenant with said GRANTEE(S) that I will forever warrant and defend the title to the said lands against all claims whatever.

WITNESS my hand and seal on this 15th day of August, 2007.

KCL2,LLC

KENNETH GIBSON

CYNTHIA GIBSON

"I certify under penalty of False Swearing that the legally correct amount of documentary stamps have been placed on this instrument."

McF. H.C.
 Grantor/Agent

Grantee Address 4304 CP 745
Jonesboro, AR 72401



ACKNOWLEDGMENT

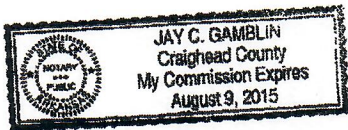
STATE OF ARKANSAS

COUNTY OF Craighead

On this day, personally appeared KCL2, LLC. By Kenneth Gibson and Cynthia Gibson, before me known to me to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

WITNESS my hand and official seal this 15th day of August, 2007.
My commission expires:

(SEAL)



Jay C. Gamblin
Notary Public.

DEED BK 756 PG 85 - 86
DATE 08/21/2007
TIME 03:09:52 PM
RECORDED IN
OFFICIAL RECORDS OF
CRAIGHEAD COUNTY
ANN HUDSON
CIRCUIT CLERK
RECEIPT# 165973 Ann Hudson D.C.

Type of Instrument: Warranty Deed
Grantors: Kenneth R. Gibson and Cynthia D. Gibson
Grantee: KCL2, LLC

This Instrument Prepared By:

Mixon Parker & Hurst PLC
Attorneys at Law
505 Union
Jonesboro, Arkansas 72401

After recording Return to:

Mixon Parker & Hurst PLC
Attorneys at Law
505 Union
Jonesboro, Arkansas 72401

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT we, Kenneth R. Gibson and Cynthia D. Gibson, husband and wife, Grantors, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by KCL2, LLC, Grantee, the receipt of which is hereby acknowledged, do hereby grant, convey, sell and quitclaim unto the said Grantee, and unto its successors and assigns forever, all of our right, title, interest and claim in and to the following lands lying in Craighead County, Arkansas:

See Exhibit A, attached hereto and made a part hereof

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

WITNESS my hand and seal on this 30th day of May, 2003.


Kenneth R. Gibson


Cynthia D. Gibson

EXHIBIT A

Part of Lot 2 in J.D.C. Cobb's Addition to the City of Jonesboro, Arkansas, being more particularly described as follows: Commence at the Northwest corner of said Lot 2; thence East 7.7 feet to the point of beginning proper (being the point of intersection of the North line of Lot 2 and the East side of a walk); thence East 78.3 feet; thence South 107.5 feet; thence West 78.3 feet; thence North 107.5 feet to the point of beginning proper.

Lot "B" of Cooper Subdivision of Lot 1 of Lowe's Subdivision of Lots 1 and 2 in Block 2 of Haltom's Addition to the City of Jonesboro, Arkansas.

Lot 2 of Lowe's Subdivision of lots 1 and 2, Block 2 of Haltom's Addition to the City of Jonesboro, Arkansas.

Lot 3 of Lowe's Subdivision of Lots 1 and 2, Block 2 of Haltom's Addition to the City of Jonesboro, Arkansas, the same being a lot 67 by 125 feet according to the plat and survey of said Subdivision as the same now remains of record in the office of the Recorder of Craighead County, Arkansas, and being a part of the East Half of the Northeast Quarter of the Northeast Quarter of Section 19 Township 14 North, Range 4 East, and lying and being situate in the Western District of Craighead County, Arkansas.

Lot 6 of A Replat of Lots 7, 8 and 10, Block "K", RidgePointe Phase II, and A Replat of Lots 6, and 7, Block "M" RidgePointe Phase III, and A Replat of Block "L" RidgePointe Phase IV, and A Replat of Block GC-B RidgePointe Phase V, Jonesboro, Arkansas, as shown by Plat recorded in Plat Cabinet "B" page 127, subject to Bill Assurance recorded in Deed Record 454 page 301 and to easements as shown on said plat.

Lot 4 of Lowe's Subdivision of Lots 1 and 2 in Block 2 of Haltom's Addition to the City of Jonesboro, Craighead County, Arkansas; and that part of Block 2 of Haltom's Addition to Jonesboro, Arkansas, described as follows: Begin 50 feet South of the Northeast Corner of Lot 4 of Lowe's Subdivision of Lots 1 and 2 of Block 2 of said Haltom's Addition, thence run South 8 feet; thence run West 130 feet; thence run North 8 feet to the Southwest corner of Lot 4 of said Lowe's Subdivision, thence run East 130 feet to point of beginning.

All of Lot 3 in Block 2 of Haltom's Addition to the City of Jonesboro, Arkansas, LESS AND EXCEPT the West 100 feet thereof.

Lot "A" of Cooper Subdivision of Lot 1 of Lowe's Subdivision of Lots 1 and 2 in Block 2 of Haltom's Addition to the City of Jonesboro, Arkansas.

The West 100 feet of Lot 3 in Block 2 of Haltom's Addition to the City of Jonesboro, Arkansas.

Lot 20 in Cobb's Survey of the Northwest Quarter of the Northeast Quarter of Section 19, township 14 North, Range 4 East, Western District of Craighead County, Arkansas.


All of lot 3 in Block "B" of Spence's Subdivision of a part of the Northeast Quarter of the Southeast Quarter of Section 29, Township 14 North, Range 4 East.

ACKNOWLEDGMENTSTATE OF ARKANSAS
COUNTY OF CRAIGHEAD

On this day personally appeared before the undersigned, a Notary Public within and for the County and State aforesaid, duly qualified, commissioned and acting, **Kenneth R. Gibson and Cynthia D. Gibson**, his wife, to me well known, and stated that they had executed the foregoing instrument for the consideration and purposes therein mentioned and set forth.

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

And on the same day also voluntarily appeared before me, **Kenneth R. Gibson**, husband of the said **Cynthia D. Gibson**, to me well known, and in the absence of his said wife declared that he had, of his own free will, executed said instrument and signed and sealed the relinquishment of curtesy and homestead therein for the consideration and purposes therein contained and set forth, without compulsion or undue influence of his said wife.

WITNESS my hand and official seal on this 30th day of May, 2003.
Notary Public


My Commission Expires:

7/7/07AMOUNT OF TAX \$ -0-

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


Grantee or Agent

Grantee's Address:
620 West Washington
Jonesboro, AR 72401

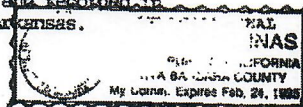
DEED BOOK 647 PAGE 557 - 559
DATE 05/30/2003
TIME 02:42:46 PM
RECORDED IN
OFFICIAL RECORDS OF
CRAIGHEAD COUNTY
ANN HUDSON
CIRCUIT CLERK
 D.C.
RECEIPT# 102872

This instrument prepared by D. H. Sowle

No
Stamps**Warranty Deed**

(WITH RELINQUISHMENT OF DOWER & CURTESY)

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, D.H. Sowle and Marcia Burt,, his wife,
for and in consideration of the sum of Ten and No/100 DOLLARS
(\$10.00)and other good and valuable considerations to us in hand paid by Ken Gibson
and Cindy Gibson, his wife, as tenants by the entirety, the receipt of which
is hereby acknowledged,do hereby grant, bargain, sell and convey unto the said Ken Gibson and Cindy Gibson, his wife,
as tenants by the entirety,and unto their heirs and assigns forever, the following lands lying in the County of Craighead and
State of Arkansas, to-wit:All of Lot 3 in Block "B" of Spence's Subdivision of a part of the Northeast
Quarter of the Southeast Quarter of Section 29, Township 14 North, Range 4
East.NOTE: This Deed is executed to correct a previous Deed between the
same parties hereto dated April 11, 1994 and recorded in
Deed Record 459 page 47 at Jonesboro, Arkansas.To have and to hold the same unto the said Grantees
and unto their heirs and assigns forever, with all appurtenances thereunto belonging.
And we hereby covenant with said Grantees
that we will forever warrant and defend the title to the said lands against all claims whatever.
And we, D.H. Sowle and Marcia Burt, his wife,
for and in consideration of the said sum of money, do hereby release and relinquish unto the said Grantees
our rights of dower, curtesy and possibility of Homestead in and to said lands.WITNESS our hands and seals on this 5th day of April, 1994.
D.H. Sowle (L.S.) Marcia Burt (L.S.)
Marcia Burt**ACKNOWLEDGMENT**STATE OF ~~ARKANSAS~~ California }
COUNTY OF ~~CRAIGHEAD~~ Santa Barbara } SS
BEIT REMEMBERED, that on this day came before me the undersigned, a Notary Public within and for the County aforesaid,
duly commissioned and acting D.H. Sowle and Marcia Burt, his wife,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 each of the said grantors separately, and each grantor in the
absence of such grantor's spouse declared that he or she had, of his or her own free will, executed said Deed and signed
and sealed the relinquishment of dower, curtesy and homestead in the said Deed for the consideration and purposes therein
contained and set forth, without compulsion or undue influence of such grantor's spouse.WITNESS my hand and seal as such Notary Public on this 5th day of April, 1994.
My Commission Expires: 2-24-95 Julie A. Inas Notary Public**CERTIFICATE OF RECORD**

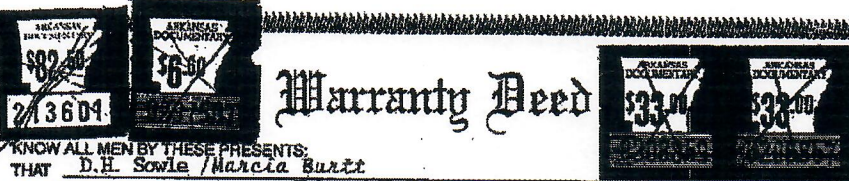
52440

STATE OF ARKANSAS }
COUNTY OF CRAIGHEAD } SS
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 10th day of May, A.D. 1994, at 2:01 o'clock P m.
and the same is now duly recorded, with acknowledgements and certificates thereon in Deed Record DR 460,
page 248.IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Court this 10th day
of May, 1994.
Shannon Vickers
-Circuit Clerk and Ex-Officio Recorder D.C.I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument.
Buyer Agent, Craighead Co Address 620 W. Washington, Jonesboro AR 72401
Abstract

QCAT

4-15-94

47



Warranty Deed

KNOW ALL MEN BY THESE PRESENTS:
THAT D.H. Sowle / Marcia Burt

for and in consideration of the sum of Ten and No/100 DOLLARS
----- (\$10.00) -----

and other good and valuable considerations to me in hand paid by Ken Gibson and Cindy Gibson, his wife, as tenants by the entirety, the receipt of which is hereby acknowledged,
do hereby grant, bargain, sell and convey unto the said Ken Gibson and Cindy Gibson, his wife,
as tenants by the entirety,
and unto their heirs and assigns forever, the following lands lying in the County of Craighead and State of Arkansas, to-wit:

All of Lot 3 in Block "B" of Spence's Subdivision of a part of the Northeast Quarter of the Southeast Quarter of Section 29, Township 14 North, Range 4 East.

FILED
APR 15 1994
2:55 PM
PAT FLEETWOOD
CIRCUIT & CHANCERY COURT CLERK

To have and to hold the same unto the said Grantees
and unto their heirs and assigns forever, with all appurtenances thereto belonging.
And I hereby covenant with said Grantees
that I will forever warrant and defend the title to the said lands against all claims whatever.
WITNESS my hand and seal on this 11 day of April, 19 94.
Marcia Burt (L.S.) D.H. Sowle



ACKNOWLEDGMENT

STATE OF ARKANSAS } SS
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 D.H. Sowle / Marcia Burt

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

WITNESS my hand and seal as such Notary Public on this 11 day of April, 19 94.
My Commission Expires: 2-24-95 Julie A. Salinas Notary Public

CERTIFICATE OF RECORD

51507

STATE OF ARKANSAS } SS
COUNTY OF CRAIGHEAD } SS
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 18th day of April, A.D. 19 94, at 3:01 o'clock P m. and the same is now duly recorded, with acknowledgements and certificates thereon in Deed Record DR 459, page 47.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Court this 18th day of April, 19 94.
Pat Fleetwood Shannon Vickers
Circuit Clerk and Ex-Officio Recorder D.C.

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

Buyer [Signature] Address 620 W. Washington, Jonesboro AR
72401

47

CAT

4-15

ARIZONA
NOTARY PUBLIC
\$82.50
213602

ARIZONA
NOTARY PUBLIC
\$6.00

Warranty Deed

ARIZONA
NOTARY PUBLIC
\$33.00

ARIZONA
NOTARY PUBLIC
\$33.00

KNOW ALL MEN BY THESE PRESENTS:

THAT Barbara Sowle, Trustee of The Barbara Sowle Living Trust U/A dated April 16, 1990
for and in consideration of the sum of Ten and No/100 (\$10.00) DOLLARS

and other good and valuable considerations to me in hand paid by Ken Gibson and Cindy Gibson, his wife, as tenants by the entirety, the receipt of which is hereby acknowledged,

do hereby grant, bargain, sell and convey unto the said Ken Gibson and Cindy Gibson, his wife,
as tenants by the entirety,

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

All of Lot 3 in Block "B" of Spence's Subdivision of a part of the Northeast Quarter of the Southeast Quarter of Section 29, Township 14 North, Range 4 East.

FILED

APR 15 1994
4:55 pm
PAT FLEETWOOD
CLERK & CHANCERY COURT CLERK

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

And I hereby covenant with said Grantees

that I will forever warrant and defend the title to the said lands against all claims whatever
\$ day of April, 19 94.



(L.S.) Barbara Sowle, Trustee of The Barbara Sowle Living Trust U/A dated April 16, 1990. (L.S.)

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 Barbara Sowle, Trustee of The Barbara Sowle Living Trust U/A dated April 16, 1990,
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 on this 8th day of April, 19 94.

My Commission Expires: 2-24-95 Julie A. Salinas Notary Public

CERTIFICATE OF RECORD

STATE OF ARKANSAS
COUNTY OF CRAIGHEAD } SS

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 18th day of April, A.D. 19 94, at 3:00 o'clock p m. and the same is now duly recorded, with acknowledgements and certificates thereon in Deed Record DR 459, page 46.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the seal of said Court this 18th day of April, 19 94.

Pat Fleetwood
Circuit Clerk and Ex-Officio Recorder

Shannon Vickers
D.C.

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

Buyer: [Signature] Address: 6020 W. Washington, Jonesboro AR 72401