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**Writer's Direct Dial (870) 336-8226**

June 18, 2021

**Via Hand-Delivery**

Carol Duncan  
City Attorney  
410 West Washington Avenue  
Jonesboro, AR 72401

Re: Jonesboro Economic Development  
Corporation/Donation of 9.69 acres

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Dear Carol:

Enclosed you will find the original deed from Jonesboro Economic Development Corporation to the City of Jonesboro for recording. Please provide me with a copy of the recorded deed once recording is complete.

Please let me know if you need anything else.

Sincerely,

WADDELL, COLE & JONES, PLLC

A handwritten signature in blue ink that reads "Ralph W. Waddell".

Ralph W. Waddell

RWW:see

Enclosure

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Type of Instrument: Special Warranty Deed  
Grantor: Jonesboro Economic Development Corporation  
Grantee: City of Jonesboro, Arkansas

This Instrument Prepared By:

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

After recording Return to:

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

### **SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

THAT JONESBORO ECONOMIC DEVELOPMENT CORPORATION, an Arkansas non-profit corporation, Grantor, by its President, duly authorized to so act by proper resolution of its Executive Committee, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid by the CITY OF JONESBORO, 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 described lands lying in Craighead County, Arkansas, to-wit:

Real Estate described in Exhibit "A" attached hereto and incorporated herein by reference.

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 Grantor hereby covenants with Grantee that Grantor will forever warrant and defend the title to such

lands against all claims and encumbrances done or suffered by or through Grantor, but against none other.

IN TESTIMONY WHEREOF, this instrument is hereby executed by the aforescribed officer of Grantor this 11<sup>th</sup> day of June, 2021.

JONESBORO ECONOMIC DEVELOPMENT  
CORPORATION

By: Linda Wofford, President  
Name: Linda Wofford  
Title: President

ACKNOWLEDGMENT

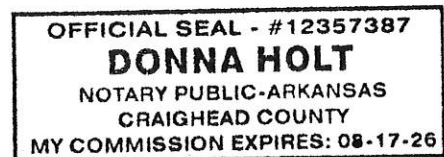
STATE OF ARKANSAS  
COUNTY OF CRAIGHEAD

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 Linda Wofford, to me well known, and who subscribed to the foregoing instrument and stated and acknowledged that she was the President of Jonesboro Economic Development Corporation, an Arkansas non-profit corporation, and that she as such corporate officer, being authorized so to do, had signed, executed, and delivered the foregoing instrument for the consideration, uses, and purposes therein contained, by signing herself as such officer and executing on behalf of the corporation as such officer.

WITNESS my hand and seal on this 11<sup>th</sup> day of June, 2021.

Donna Holt  
Notary Public

My Commission Expires:  
08-17-26.



**This Transaction is Exempt From the  
Provisions of the Arkansas Real Property Transfer Tax  
Under 26-60-102(1).**

## "EXHIBIT A"

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29 AND PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 30, ALL LYING IN TOWNSHIP 14 NORTH, RANGE 5 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 14 NORTH, RANGE 5 EAST CRAIGHEAD COUNTY, ARKANSAS: THENCE NORTH 00°51'15" WEST ALONG THE EAST LINE OF SECTION 30 AFORESAID, A DISTANCE OF 1402.27 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE JONESBORO INDUSTRIAL COMPLEX RAILROAD SPUR, SAID POINT BEING THE POINT OF BEGINNING: THENCE DEPARTING SAID SECTION LINE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE AS FOLLOWS, SOUTH 87°57'02" WEST, A DISTANCE OF 777.60 FEET, SOUTH 88°01'03" WEST, A DISTANCE OF 179.72 FEET TO THE BEGINNING OF A CURVE, ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 15°17'18", HAVING A RADIUS OF 1110.00 FEET, A DISTANCE OF 296.19 FEET, SOUTH 72°43'44" WEST, A DISTANCE OF 44.64 FEET TO THE BEGINNING OF A CURVE, ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 15°21'36", HAVING A RADIUS OF 1040.00 FEET, A DISTANCE OF 278.81 FEET, SOUTH 88°05'21" WEST, A DISTANCE OF 380.20 FEET, SOUTH 88°00'43" WEST, A DISTANCE OF 338.20 FEET TO THE EAST BANK OF LITTLE BAY DITCH; THENCE NORTH 30°55'01" EAST, DEPARTING SAID NORTHERLY RIGHT OF WAY LINE AND ALONG SAID EAST BANK, A DISTANCE OF 77.77 FEET; THENCE NORTH 78°02'06" EAST, DEPARTING SAID EAST BANK, A DISTANCE OF 1088.78 FEET; THENCE NORTH 88°12'38" EAST, A DISTANCE OF 1574.55 FEET; THENCE SOUTH 02°02'18" EAST, A DISTANCE OF 159.95 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE JONESBORO INDUSTRIAL COMPLEX RAILROAD SPUR; THENCE SOUTH 87°57'02" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 402.26 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 422,039 SQ. FT. OR 9.69 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

Together with an ingress and egress easement more particularly described as follows:

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 5 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 14 NORTH, RANGE 5 EAST CRAIGHEAD COUNTY, ARKANSAS: THENCE NORTH 00°51'15" WEST ALONG THE EAST LINE OF SECTION 30 AFORESAID, A DISTANCE OF 1402.27 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE JONESBORO INDUSTRIAL COMPLEX RAILROAD SPUR; THENCE NORTH 87°57'02" EAST, DEPARTING SAID SECTION LINE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 402.26 FEET; THENCE NORTH 02°02'18" WEST, DEPARTING SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 63.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 02°02'18" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 87°57'42" EAST, A DISTANCE OF 68.19 FEET TO THE BEGINNING OF A CURVE; THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 31°51'21", HAVING A RADIUS OF 196.00 FEET, A DISTANCE OF 108.97 FEET TO THE WEST RIGHT OF WAY LINE OF NESTLE WAY; THENCE SOUTH 35°45'04" EAST, A DISTANCE OF 40.02 FEET TO THE BEGINNING OF A CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, DEPARTING SAID WEST RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 32°10'14", HAVING A RADIUS OF 236.00 FEET, A DISTANCE OF 132.51 FEET; THENCE SOUTH 87°57'42" WEST, A DISTANCE OF 68.19 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 7,557 SQ. FT. OR 0.17 ACRES, MORE OR LESS.