

Prepared by:
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2020R-012966
FILED
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
CANDACE EDWARDS, CLERK & RECORDER
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FFF 45 00
PAGES: 7
TRAMAIN MCDONALD

CORRECTION SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That **HIGHWAY 18 FARMS, INC.**, an Arkansas for Profit Corporation, **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 **DENISE HEATH**, a single person, **GRANTEE**, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said **GRANTEE**, and unto her heirs and assigns forever, all right, title, and interest in and to the following described real property situated in Craighead County, Arkansas, to-wit:

See Attached Exhibit "A."

TO HAVE AND TO HOLD said property unto the said **GRANTEE**, and unto her heirs and assigns forever, with all appurtenances thereunto belonging.

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

And **Grantor**, for and in consideration of the said sum of money, does hereby release and relinquish unto the said **Grantee**, all right of dower and curtesy and homestead in and to the said lands.

WITNESS my hand and seal on this 12th day of June 2020.

HIGHWAY 18 FARMS, INC.

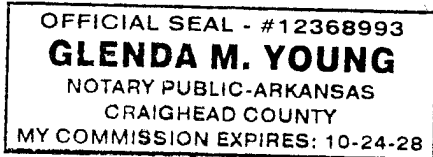
By: Denise Heath (SEAL)
Denise Heath, Director, President, and
Trustee of the David Neal Heath Living
Trust, Shareholder

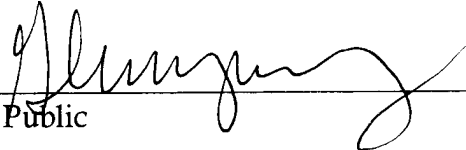
THIS IS A CORRECTION SPECIAL WARRANTY DEED TO CORRECT THE LEGAL DESCRIPTIONS IN THAT CERTAIN SPECIAL WARRANTY DEED DATED MAY 1, 2019, RECORDED MAY 2, 2019, AS INSTRUMENT NO. JB 2019R-008722.

STATE OF ARKANSAS)
) ss. ACKNOWLEDGMENT
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, **Denise Heath**, a single person, to me well known as the authorized signing agent for Highway 18 Farms, Inc. in the foregoing Correction Special Warranty Deed, and stated that she had executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and official seal on this 12th day of June 2020.





Notary Public

(SEAL)

EXHIBIT "A"

The West 396 feet of the East 1584 feet of the North Half of the Northeast Quarter of Section 36, Township 14 North, Range 4 East, containing 12 acres, more or less, LESS AND EXCEPT that part conveyed to the City of Jonesboro as shown in Deed Record 361 page 184 at Jonesboro, Arkansas.

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

AND

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4, NE1/4) OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 4 EAST IN CRAIGHEAD COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4, NE1/4) OF SAID SECTION 36, THENCE N00°38'53"E 193.60 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4, NE1/4) OF SAID SECTION 36 TO THE POINT OF BEGINNING;

CONTINUE THENCE N00°38'53"E 446.40 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4, NE1/4) OF SAID SECTION 36 TO A POINT, THENCE N89°21'25"E 500.00 FEET TO A POINT, THENCE S00°38'53"W 640.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4, NE1/4) OF SAID SECTION 36, THENCE S89°21'25"W 275.00 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4, NE1/4) OF SAID SECTION 36 TO A POINT, THENCE N00°38'53"E 193.60 FEET TO A POINT, THENCE S89°21'25"W 225.00 FEET TO THE POINT OF BEGINNING, CONTAINING SOME 6.34 ACRES, MORE OR LESS, AND BEING SUBJECT TO THE RIGHT OF WAY OF MOORE ROAD ON THE WEST SIDE THEREOF AND BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD.

AND

Tract 1: The Southwest Quarter of the Southwest Quarter of Section 16, Township 14 North, Range 5 East, Craighead County, Arkansas, LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY: The South 233 feet of the North 474 feet of the West 365 feet of the Southwest Quarter of the Southwest Quarter of Section 16, Township 14 North, Range 5 East.

Tract 2: The Southeast Quarter of the Southeast Quarter of Section 17, Township 14 North, Range 5 East, Craighead County, Arkansas.

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

AND

Northeast Quarter of the Northwest Quarter of Section 30,
Township 14 North, Range 5 East

LESS AND EXCEPT:

Part of the Northeast Quarter of the Northwest Quarter of Section 30, Township 14 North, Range 5 East, Craighead County, Arkansas, more particularly described as follows: Starting at the Southwest Corner of the Northeast Quarter of the Northwest Quarter of Section 30; thence North 00° 16' 46" West along the West line thereof a distance of 1241.40 feet to a point on the Southerly proposed right of way line of State Highway 18 for the point of beginning; thence continue North 00° 16' 46" West along the West line of the Northeast Quarter of the Northwest Quarter of Section 30 a distance of 26.37 feet to a point on the Southerly existing right of way line of State Highway 18; thence North 88° 57' 26" East along said existing right of way line a distance of 837.34 feet to a point; thence North 89° 49' 22" East along said existing right of way line a distance of 361.01 feet to a point; thence North 89° 35' 22" East along said existing right of way line a distance of 121.85 feet to a point on the East line of the Northeast Quarter of the Northwest Quarter of Section 30; thence South 00° 11' 51" East along said East line a distance of 25.28 feet to a point on the Southerly proposed right of way line of State Highway 18; thence South 89° 12' 18" West along said proposed right of way line a distance of 1320.14 feet to the point of beginning and containing 0.85 acre or 36,853 square feet more or less.

AND

The Northeast Quarter of the Southwest Quarter of Section 13, Township 14 North, Range 4 East, Craighead County, Arkansas, LESS AND EXCEPT THE FOLLOWING DESCRIBED TRACT: All that part of the Northeast Quarter of the Southwest Quarter of Section 13, Township 14 North, Range 4 East, Craighead County, Arkansas, lying South and West of Ditch Lateral #1 being more particularly described as follows: Begin at the Southwest corner of

the Northeast Quarter of the Southwest Quarter of Section 13, Township 14 North, Range 4 East, Craighead County, Arkansas; thence North 1° 17' 53" East along the West line of the Northeast Quarter of the Southwest Quarter of Section 13 aforesaid, 859.96 feet to the centerline of ditch lateral #1; thence South 62° 20' 34" East, along said ditch centerline 1,478.12 feet to the East line of the Northeast Quarter of the Southwest Quarter of Section 13 aforesaid; thence South 1° 17' 29" West along said East line, 179.20 feet to the Southeast corner of the Northeast Quarter of the Southwest Quarter of Section 13 aforesaid; thence North 89° 45' 39" West, along the South line of the Northeast Quarter of the Southwest Quarter of Section 13 aforesaid, 1,324.69 feet to the point of beginning, containing 15.80 acres, and less said exception containing 24.20 acres, more or less.

AND

All of the North 17 acres of the Southeast Quarter of the Northwest Quarter of Section 30, Township 14 North, Range 5 East.

~~The Southeast Quarter of the Northwest Quarter of Section 36, Township 14 North, Range 4 East, LESS THE FOLLOWING 2 TRACTS:~~ (1) That part ~~deeded to United States Postal Service~~ described as follows: Beginning at the Southeast corner of the Southeast Quarter of the Northwest Quarter of Section 36 aforesaid; thence South 89° 36' 25" West along the South line of the Southeast Quarter of the Northwest Quarter of said Section 36, a distance of 726.17 feet to a point; thence North 00° 50' 15" East departing from said South line, a distance of 600 feet to a point; thence North 89° 36' 25" East a distance of 726.17 feet to a point, said point lying on the East line of the Southeast Quarter of the Northwest Quarter of said Section 36; thence South 00° 50' 15" West along said East line a distance of 600 feet to the point of beginning, containing in all 435,600 or 10 acres, more or less, subject to easements, restrictions, reservations and rights of way of record; and (2) That part ~~deeded to Camelot, LLC~~, more particularly described as follows: Heath Minor Plat of part of the Southeast Quarter of the Southwest Quarter of Section 36 aforesaid, begin at the Northeast corner of the Southeast Quarter of the Northwest Quarter of Section 36; thence South 89° 39' 04" West along the North line of the Southeast Quarter of the Northwest Quarter of Section 36 aforesaid, 40 feet to the point of beginning proper; thence South 0° 50' 15" West 250 feet; thence South 89° 39' 04" West 400 feet; thence North 0° 50' 15" East 250 feet to the North line of the Southeast Quarter of the Northwest Quarter of Section 36 aforesaid; thence North 89° 39' 04" East along said North line 400 feet to the point of beginning proper, as shown by Plat of record in Plat Cabinet "C" page 97 at Jonesboro, Arkansas.

AND

The Southeast Quarter of the Northwest Quarter and the South 5 acres of the Northeast Quarter of the Northwest Quarter of Section 13, Township 14 North, Range 4 East.

That part of the West Half of the Southwest Quarter of Section 17, Township 14 North, Range 5 East, lying West of the Little Bay Drainage Ditch, containing 75 acres, more or less.

The Southwest Quarter of the Northwest Quarter of Section 17, Township 14 North, Range 5 East, containing 40 acres, more or less.

The West 12 acres of the Southeast Quarter of the Northwest Quarter of Section 17, Township 14 North, Range 5 East.

~~The West 65-2/3 acres of the East Half of the Northeast Quarter of Section 18, Township 14 North, Range 5 East.~~

The East 229 feet of the Southeast Quarter of the Northeast Quarter of Section 18, Township 14 North, Range 5 East, containing 14 acres, more or less.

AND

The Northeast Quarter of the Southeast Quarter of Section 18, Township 14 North, Range 5 East, containing 40 acres, more or less.

All that part of the Southeast Quarter of the Southeast Quarter of Section 18, Township 14 North, Range 5 East, lying North and East of Ditch No. 2 of Drainage District No. 14, containing 29 acres, more or less.

All that part of the West Half of the Northwest Quarter of Section 20, Township 14 North, Range 5 East, lying West of the Main Ditch of Drainage District No. 31 and North and East of lateral ditch of Drainage District No. 31, except an undivided one-half of the oil and gas and an undivided one-half of all revenue derived from.

AND

Part of the Northwest Quarter of the Northeast Quarter of Section 30, Township 14 North, Range 6 East, Craighead County, Arkansas, being more particularly described as follows: Beginning at the Southwest corner of the Northwest Quarter of the Northeast Quarter of Section 30, Township 14 North, Range 6 East, Craighead County, Arkansas; thence North $60^{\circ} 26' 22''$ West along the West line of the Northwest Quarter of the Northeast Quarter of Section 30; aforesaid, 898.43 feet; thence South $88^{\circ} 58' 57''$ East departing said West line, 890.22 feet; thence South $60^{\circ} 25' 49''$ East 901.11 feet to a point on the South line of the Northwest Quarter of the Northeast Quarter of Section 30, aforesaid; thence North $83^{\circ} 48' 36''$ West along said South line, 858.19 feet to the point of beginning, containing in all 800,656 sq. ft. or 18.38 acres, more or less, subject to easements, restrictions, reservations and rights-of-way of record.



**ARKANSAS DEPARTMENT OF FINANCE AND ADMINISTRATION
Real Property Transfer Tax Affidavit of Compliance Form**

Grantee (Purchaser) Name Denise Heath			Grantor (Seller) Name Highway 18 Farms, Inc.		
Address			Address		
City	State	Zip Code	City	State	Zip Code

Date of real property transfer (as reflected on the transfer instrument): _____

Name of the county where the property is located: Craighead County

Amount of the full consideration for the transaction: \$10.00

Please select the appropriate exemption below:

- A transfer to or from the United States, the State of Arkansas, or any of the instrumentalities, agencies, or political subdivisions of the United States or the State of Arkansas.
- Any instrument or writing given solely to secure a debt.
- Any instrument solely for the purpose of correcting or replacing an instrument that has been previously recorded with full payment of the tax having been paid at the time of the previous recordation.
- An instrument conveying land sold for delinquent taxes.
- An instrument conveying leasehold interest in land only.
- An instrument, including a timber deed, that conveys or grants the right to remove timber from land if the instrument grants or conveys the right to remove timber for a period of not to exceed twenty-four (24) months.
- An instrument given by one (1) party in a divorce action to other party to the divorce action as a division of marital property whether by agreement or order of the court.
- An instrument given in any judicial proceeding to enforce any security interest in real estate when the instrument transfers the property to the same person who is seeking to enforce the security interest.
- An instrument given to a secured party in lieu of or to avoid a judicial proceeding to enforce a security interest in real estate.
- An instrument conveying a home financed by the Federal Housing Administration, the United States Department of Veterans Affairs, or the United States Department of Agriculture Rural Development, if the sale price of the home is sixty thousand dollars (\$60,000) or less and the seller files with the county recorder of deeds a sworn statement by the buyer stating that neither the buyer nor the spouse of the buyer has owned a home within three (3) years of the date of closing and also stating the sale price of the home.
- An instrument conveying land between corporations, partnerships, limited liability companies, or other business entities or between a business entity and its shareholder, partner or member incident to the organization, reorganization, merger, consolidation, capitalization, asset distribution, or liquidation of a corporation, partnership, limited liability company, or other business entity.
- A beneficiary deed under ACA 18-12-608.
- Consideration of \$100 or less
- Other (Explain): _____

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.

Denise Heath
(Print Name)

Denise Heath
(Signature of Requestor)

6-17-2020
(Date)