

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:**


That Turtle Creek Partners, LLC, an Arkansas Limited Liability Company, by and through its Co-Managers ("Grantor"), for and in consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid by the City of Jonesboro ("Grantee"), the receipt of which is hereby acknowledged, does grant, bargain, sell and convey to the Grantee and to its successors and assigns forever, the following land located in the City of Jonesboro, County of Craighead, State of Arkansas and described on Exhibit "A" which is attached and made a part of this Warranty Deed.

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

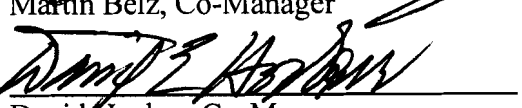
Grantor hereby covenants with the Grantee that it will fully warrant and defend the title to said land against all lawful claims.

**IN WITNESS WHEREOF** the name of the Grantor is affixed to this Warranty Deed on this 13<sup>th</sup> day of October 2004.

**TURTLE CREEK PARTNERS, LLC**

  
\_\_\_\_\_  
Bruce Burrow, Co-Manager

  
\_\_\_\_\_  
Martin Belz, Co-Manager

  
\_\_\_\_\_  
David Hocker, Co-Manager

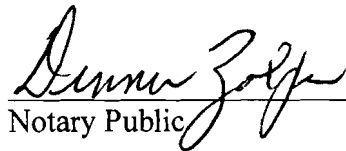
ACKNOWLEDGEMENT

STATE OF ARKANSAS

COUNTY OF CRAIGHEAD

On this day before the undersigned, a Notary Public, duly qualified and acting in and for the county and state aforesaid personally appeared Bruce Burrow, to me well known whose name appears as Grantor in the foregoing Deed and stated that they have executed the Deed for the consideration, uses, and purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 13<sup>th</sup> day of October 2004.

  
\_\_\_\_\_  
Notary Public

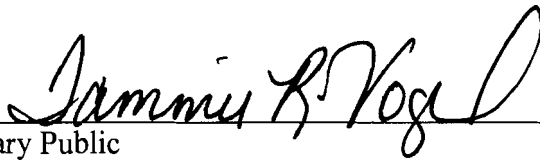
My Commission Expires:  
5-1-2010

STATE OF TENNESSEE

COUNTY OF SHELBY

On this day before the undersigned, a Notary Public, duly qualified and acting in and for the county and state aforesaid personally appeared Martin Belz, to me well known whose name appears as Grantor in the foregoing Deed and stated that they have executed the Deed for the consideration, uses, and purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 18<sup>th</sup> day of October 2004.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:  
My Commission Expires  
October 11, 2005

ACKNOWLEDGEMENT

STATE OF ~~KENTUCKY~~ ARKANSAS

COUNTY OF CRANFORD

On this day before the undersigned, a Notary Public, duly qualified and acting in and for the county and state aforesaid personally appeared David Hocker, to me well known whose name appears as Grantor in the foregoing Deed and stated that they have executed the Deed for the consideration, uses, and purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 13<sup>th</sup> day of October 2004.

Deanna Zolper  
Notary Public

My Commission Expires:  
5-1-2010

DEED BOOK 684 PAGE 490  
CERTIFICATE

I, the undersigned, do hereby certify, under oath, that I have affixed to this Deed the minimum amount of real estate transfer tax as required per statute, under Arkansas law.

Grantee:    By:

Instrument prepared by:  
Dennis Zolper, Attorney at Law  
ABA #74158  
2400 E. Highland Drive, Ste. 5000  
Jonesboro, AR 72401  
(870) 932-1400

Lot 16 in Block F of Belle Meade Addition to the City of Jonesboro, Arkansas, as shown by Plat in Deed Record 123 Page 154 at Jonesboro, Arkansas, subject to Bill of Assurance in Deed Record 151 Page 181 and Amendments thereto recorded in Deed Record 151 Page 608 in Deed Record 233 Page 58 and to easements as shown on Recorded Plat; and,

Lot 7 in Block B of Viking Addition to the City of Jonesboro, Arkansas, as shown by Plat of Record in Deed Record 123 at Page 110, subject to Bill of Assurance of Record in Deed Record 146 at Page 431 and Deed Record 240 Page 416 and to 10 foot utility easement across West end of Lot and to 5 foot easement across southerly side of Lot as shown by easement in Deed Record 146 at Page 431 and to 10 foot easement in favor of Arkansas Louisiana Gas Company along West side of Lot as shown by instrument recorded in Deed Record 164 at Page 49, subject to existing easements, building lines, restrictions, and assessments of record, if any; and,

Lot 1 in Block B of Viking Addition to the City of Jonesboro, Arkansas, as shown by recorded Plat in Deed Record 123 Page 110, subject to Bill of Assurance in Deed Record 146 Page 431 at Jonesboro, Arkansas, and to a 10 foot utility easement across the West end of Lot; and,

Lot 2 in Block B of Viking Addition to the City of Jonesboro, Arkansas as shown by recorded Plat in Deed Record 123 Page 110, subject of Bill of Assurance in Deed Record 146 at Page 431, and to easement of Arkansas Louisiana Gas Company in Deed Record 164 at Page 49, which is included in 10 foot utility easement across the West end of Lot as shown by recorded Plat; and,

Lot 3 in Block B of Viking Addition to the City of Jonesboro, Arkansas, as shown by Plat in Deed Record 123 Page 110 at Jonesboro, Arkansas, subject to Bill of Assurance in Deed Record 146 Page 431 and to 10 foot utility easement across West end of Lot and to right-of-way in favor of Arkansas Louisiana Gas Company recorded in Deed Record 164 at Page 49; and,

Lot 4 in Block B of Viking Addition to the City of Jonesboro, Arkansas, as shown by Plat in Deed Record 123 Page 110 at Jonesboro, Arkansas, subject to Bill of Assurance recorded in Deed Record 146 Page 431, and to easements as shown on recorded Plat; and,

Lot 5 in Block B of Viking Addition to the City of Jonesboro, Arkansas, as shown by Plat in Deed Record 123 Page 110 and subject to Bill of Assurance in Deed Record 146 Page 431 and to easements as shown on recorded Plat; and,

Lot 6 in Block B of Viking Addition to the City of Jonesboro, Arkansas, as shown by Plat in Deed Record 123 Page 110, subject to Bill of Assurance in Deed Record 146 Page 431 and to 10 foot utility easement across the West end of Lot; and,

Lot 8 in Block B of Viking Addition to the City of Jonesboro, Arkansas, as shown by Plat in Deed Record 123 Page 110, subject to Bill of Assurance in Deed Record 146 Page 431, and to a 10 foot utility easement across the West end of said Lot, and a 5 foot utility easement along the South side of said Lot in favor of Arkansas Louisiana Gas Company as shown by instrument in Deed Record 164 Page 49; and,

Lot 9 in Block B of Viking Addition to the City of Jonesboro, Arkansas, as shown by Plat in Deed Record 123 Page 110 at Jonesboro, Arkansas, subject to Bill of Assurance in Deed Record 146 Page 431 and subject to 10 foot utility easement across West end of Lot; and,

Lot 10 in Block B of Viking Addition to the City of Jonesboro, Arkansas, as shown by Plat in Deed Record 123 at Page 110, subject to Bill of Assurance in Deed Record 146 at Page 431 and to easements as shown on said Plat, and to right-of-way in favor of Arkansas Louisiana Gas Company recorded in Deed Record 164 Page 49; and,

Lot 11 in Block B of Viking Addition to the City of Jonesboro, Arkansas, as shown by Plat in Deed Record 123 Page 110 at Jonesboro, Arkansas, subject to Bill of Assurance in Deed Record 146 Page 431 and to easements as shown on said Plat; and,

Lot 12 in Block B of Viking Addition to the City of Jonesboro, Arkansas, as shown by Plat in Deed Record 123 Page 110, subject to Bill of Assurance in Deed Record 146 Page 431, and to easements as shown on recorded Plat; and,

Tract 1: Part of the Northwest Quarter of the Northwest Quarter of Section 27, Township 14 North, Range 4 East, Craighead County, Arkansas, more particularly described as follows: Begin at the Northwest corner of Section 27, aforesaid; thence South 00 degrees 04' 44" West along the Section line 281.50 feet to the point of beginning proper; thence continue South 00 degrees 04' 44" West along the Section line, 1033.10 feet to the Southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 27; thence North 88 degrees 52' 54" East, along the 40 acre line, 658.10 feet; thence North 28 degrees 48' 17" West 1177.35 feet; thence South 82 degrees 42' 44" West 90.00 feet to the point of beginning proper; containing 8.93 acres and being subject to a ditch right-of-way easement and a sanitary sewer easement along and across the East side thereof and being subject to a drainage easement along the North side thereof.

AND,

A part of the Northwest Quarter of the Northwest Quarter of Section 27, Township 14 North, Range 4 East, Craighead County, Arkansas, being more particularly described as follows: Begin at the Northwest corner of Section 27, aforesaid; thence South 00 degrees 04' 44" West, along the Section line 84.7 feet to the point of beginning proper; thence continue South 00 degrees 04' 44" West 196.80 feet; thence North 82 degrees 42' 44" East 90.00 feet; thence North 23 degrees 07' 16" West 111.90 feet; thence North 28 degrees 39'

07" West 93.98 feet to the point of beginning proper, subject to a ditch right-of-way easement, a sanitary sewer easement and a 20.00 foot access easement along and across the east side thereof.

DEED BOOK 684 PAGE 486 - 493  
 DATE 11/05/2004  
 TIME 08:36:27 AM  
 RECORDED IN  
 OFFICIAL RECORDS OF  
 CRAIGHEAD COUNTY  
 ANN HUDSON  
 CIRCUIT CLERK  
*Mavis Hamm*, D.C.  
 RECEIPT# 128122