

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

**WARRANTY DEED  
(WITH RELINQUISHMENT OF DOWER & CURTESY)**

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, JOHN J. RANKIN and PAULINE B. RANKIN, owners of an undivided one half (1/2) interest and 8R LTD, a Texas Limited Partnership, owner of an undivided one half (1/2) interest, for and in consideration of the sum of TEN-- (\$10.00)-- DOLLARS and other good and valuable considerations to us in hand paid by Classic Building Corp. an Arkansas Corporation, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said Classic Building Corp an Arkansas Corporation, and unto its successors and assigns forever, the following described land situated in the County of Craighead, State of Arkansas, to-wit:

A part of the West Half of Section 25, Township 14 North, Range 3 East, Craighead County, Arkansas, to wit: Begin at the Northwest Corner of the Northeast Quarter of the Southwest Quarter of said Section 25, Township 14 North, Range 3 East, said point being the POINT OF BEGINNING; thence run S 89°25'30" W. a distance of 161.32 ft. to a point, said point being the Right-of-Way line of the Northeast access road of Highway #63; thence run along said Right-of-Way line N 42°25'11" W. a distance of 110.00 ft. a point; thence leaving said Right-of-Way line of Highway #63 run N 46°15'21" E. a distance of 335.40 ft. to a point; thence run S 01°15'00" W. a distance of 311.57 ft. to a point, said point being the POINT OF BEGINNING, containing 1.00 acres.

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

And we, JOHN J. RANKIN and PAULINE B. RANKIN, as tenants by the entirety, owners of an undivided one half (1/2) interest and 8R LTD, a Texas Limited Partnership, owner of an undivided one half (1/2) interest, for and in consideration of the said sum of money, do hereby release and relinquish unto the said Grantee our rights of dower, curtesy and possibility of Homestead in and to said lands.

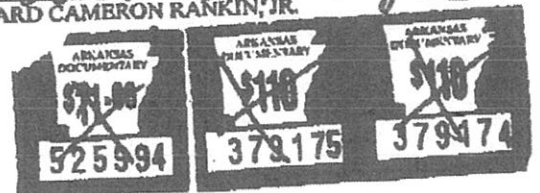
WITNESS our hands and seals on this 28 day of Feb., 2001.

*John J. Rankin*  
JOHN J. RANKIN

*Pauline B. Rankin*  
PAULINE B. RANKIN

8R LTD, A Texas Limited Partnership

By: *Richard Cameron Rankin, Jr.*  
RICHARD CAMERON RANKIN, JR.





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

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

THAT WE, JOHN J. RANKIN AND PAULINE B. RANKIN, owners of an undivided one half (1/2) interest and 8R LTD, a Texas Limited Partnership, owner of an undivided one half (1/2) interest, for and in consideration of the sum of TEN - (\$10.00)-DOLLARS and other good and valuable considerations to me in hand paid by Nix Construction Company, successor to Classic Building Corporation, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said Nix Construction Company, successor to Classic Building Corporation, and unto its successors and assigns forever, the following described land situated in the County of Craighead, State of Arkansas, to-wit:

See Attached Legal Description.

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

And we, JOHN J. RANKIN AND PAULINE B. RANKIN, 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, curtesy and possibility of Homestead in and to said lands.

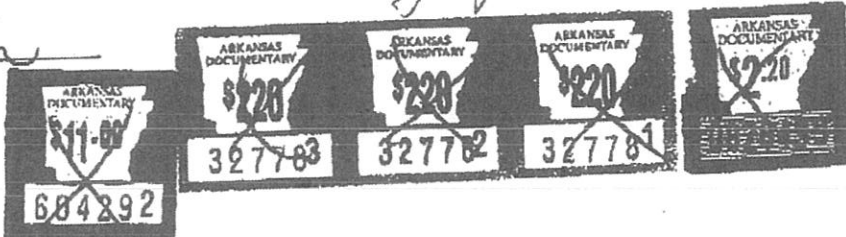
WITNESS our hands and seals on this 30 day of December, 2005.

John J. Rankin  
JOHN J. RANKIN

8R LTD, A Texas Limited Partnership

By: David Rankin  
John J. Rankin PO 19

Pauline B. Rankin  
PAULINE B. RANKIN



PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (221 ACRE), SECTION 25, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 89°15'34" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, AFORESAID, 130 FEET TO THE SOUTHWEST CORNER OF PARKER WOODLAND HILLS SUBDIVISION 6TH ADDITION, THENCE ALONG THE WEST LINE OF PARKER WOODLAND HILLS SUBDIVISION 6TH ADDITION AS FOLLOWS: NORTH 02°03'53" EAST 226.90 FEET, NORTH 02°11'59" EAST 105.00 FEET, NORTH 00°46'59" EAST 103.00 FEET, NORTH 01°46'59" EAST 103.00 FEET, NORTH 01°12'59" EAST 103.00 FEET, NORTH 01°20'59" EAST 6.34 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 44°51'08" WEST DEPARTING FROM THE WEST LINE OF PARKER WOODLAND HILLS SUBDIVISION 6TH ADDITION, 585.82 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE JOE N. MARTIN EXPRESSWAY (U.S. HIGHWAY #33), THENCE NORTH 44°11'35" WEST ALONG SAID RIGHT-OF-WAY LINE 200.00 FEET; THENCE NORTH 44°51'08" EAST, DEPARTING FROM SAID RIGHT-OF-WAY LINE 370.18 FEET TO THE SOUTH LINE OF PARKER WOODLAND HILLS SUBDIVISION 1TH ADDITION; THENCE NORTH 88°11'19" EAST, ALONG SAID SOUTH LINE, 116.54 FEET TO A FOUND IRON PIPE; THENCE NORTH 88°03'01" EAST, CONTINUING ALONG SAID SOUTH LINE, 179.63 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 95.549 SQ. FT. OR 2.19 ACRES, MORE OR LESS.

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

DEED BK 716 PG 659 - 661  
DATE 02/09/2006  
TIME 02:16:47 PM  
RECORDED IN,  
OFFICIAL RECORDS OF  
CRAIGHEAD COUNTY  
ANN HUDSON  
CIRCUIT CLERK  
RECEIVED 145415 D.C.

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

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

THAT WE, JOHN J. RANKIN AND PAULINE B. RANKIN, owners of an undivided one half (1/2) interest and 8R LTD, a Texas Limited Partnership, owner of an undivided one half (1/2) interest, for and in consideration of the sum of TEN - (\$10.00)-DOLLARS and other good and valuable considerations to me in hand paid by Nix Construction Company, successor to Classic Building Corporation, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said Nix Construction Company, successor to Classic Building Corporation, and unto its successors and assigns forever, the following described land situated in the County of Craighead, State of Arkansas, to-wit:

See Attached Legal Description.

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

And we, JOHN J. RANKIN AND PAULINE B. RANKIN, 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, curtesy and possibility of Homestead in and to said lands.

WITNESS our hands and seals on this 30 day of January 2006.

*John J. Rankin*  
JOHN J. RANKIN

8R LTD, A Texas Limited Partnership  
By: *John J. Rankin* POA

*Pauline B. Rankin*  
PAULINE B. RANKIN



NIX

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

# Warranty Deed

(WITH RELINQUISHMENT OF DOWER & CURTESY)

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, **John J. Rankin and Pauline B. Rankin, husband and wife and 8R LTD**, a Texas Limited Partnership, for and in consideration of the sum of \$50,000.00, 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 **Nix Development Corporation**, 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"



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, **John J. Rankin and Pauline B. Rankin, 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, curtesy, and possibility of Homestead in and to said lands.

WITNESS our hands and seals on this 13<sup>th</sup> day of December, 2007.

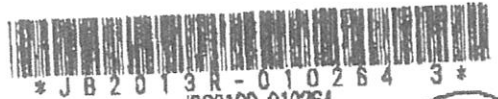
John J. Rankin  
JOHN J. RANKIN

Pauline B. Rankin  
PAULINE B. RANKIN

**8R LTD, A Texas Limited Partnership**

David Rankin by John J. Rankin P.O.A.  
DAVID RANKIN, by John Rankin, his attorney-in-  
fact (Managing Member)

NIX



ANN HUDSON  
CRAIGHEAD COUNTY  
RECORDED ON:

05/31/2013 03:13PM

*[Handwritten signature]*  
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, John J. Rankin and Pauline B. Rankin, husband and wife, and SR LTD, a Texas Limited Partnership, by David Rankin, Managing Partner, signing by John J. Rankin, his Attorney-in-Fact, for and in consideration of the sum of \$60,000.00, 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 Nix Development, 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"



To have and to hold the same unto the said Grantee and unto its successors and assigns forever, with all appurtenances hereto 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, John J. Rankin and Pauline B. Rankin, 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, curtesy, and possibility of Homestead in and to said lands.

WITNESS our hands and seals on this 29<sup>th</sup> day of May, 2013.

*[Signature of John J. Rankin]*  
JOHN J. RANKIN

*[Signature of Pauline B. Rankin]*  
PAULINE B. RANKIN

SR LTD, A Texas Limited Partnership

*[Signature of David Rankin]*  
DAVID RANKIN, Managing Partner,  
by John J. Rankin, his attorney-in-fact

EXHIBIT "A"

A Part of the Northeast Quarter of the Southwest Quarter of Section 25, Township 14 North, Range 3 East, Craighead County, Arkansas, and being more particularly described as follows: From the Northwest Corner of said tract, run North  $89^{\circ} 05' 31''$  East a distance of 142.27 feet to a point, said point being the POINT OF BEGINNING; thence run North  $89^{\circ} 05' 35''$  East a distance of 303.86 feet to a point; thence run South  $42^{\circ} 41' 29''$  West a distance of 394.62 feet to a point along the Northern right-of-way of Alexander Drive; thence along said right-of-way, run North  $51^{\circ} 10' 30''$  West a distance of 220.55 feet to a point; thence leaving said right-of-way run North  $42^{\circ} 41' 29''$  East a distance of 199.96 feet to the POINT OF BEGINNING, containing 1.50 acres, more or less, and being subject to any easements of record.



## EXHIBIT "A"

Part of the Southwest Quarter of the Northwest Quarter of Section 25, Township 14 North, Range 3 East, Craighead County, Arkansas, being more particularly described as follows: Commencing at the Northwest Corner of the Northeast Quarter of the Southwest Quarter of Section 25, Township 14 North, Range 3 East, Craighead County, Arkansas: thence North 89° 15' 34" East along the North line of the Northeast Quarter of the Southwest Quarter of Section 25, aforesaid, 7.90 feet to the Southwest corner of Parker Woodland Hills Subdivision 6th Addition, thence along the West line of Parker Woodland Hills Subdivision 6th Addition as follows: North 02° 03' 59" East 226.90 feet, North 02° 17' 59" East 105.00 feet, North 00° 46' 59" East 105.00 feet, North 01° 48' 59" East 105.00 feet, North 01° 12' 59" East 105.00 feet, North 01° 20' 59" East 6.34 feet: thence South 88° 03' 07" West, along the South line of Parker Woodland Hills Subdivision 7th Addition, 175.63 feet; thence South 88° 17' 19" West, along said South line, 116.54 feet to the point of beginning, thence South 44° 57' 08" West departing from said south line, 370.18 feet to the Northerly right-of-way line of the Joe N. Martin Expressway (U.S. Highway #63); thence along said right-of-way line as follows, North 44° 17' 35" West 51.39 feet, North 48° 38' 26" West 81.43 feet, thence North 01° 45' 40" West Departing from said right-of-way line, 169.70 feet to a point on the South line of Parker Woodland Hills Subdivision 7th Addition, thence along said South line as follows: South 89° 57' 47" East 295.47 feet, North 88° 17' 19" East 68.39 feet to the point of beginning, containing in all 54,942 sq. ft or 1.26 acres, more or less.

DEED BK 764 PG 173 - 175  
 DATE 12/18/2007  
 TIME 02:18:29 PM  
 RECORDED IN  
 OFFICIAL RECORDS OF  
 CRAIGHEAD COUNTY  
 ANN HUDSON  
 CIRCUIT CLERK  
 RECEIVED 170277

JAR

ANS