



JB2015R-000146
CANDACE EDWARDS
CRAIGHEAD COUNTY
RECORDED ON:
01/05/2015 03:07PM

BY [Signature] D. C.

Please Return To:

Lenders Title Company
2207 Fowler Avenue
Jonesboro AR, 72401
Phone: 870-935-7410
Fax: 870-935-6548

File Number: 14-067467-300

Approved as to form by:
J. Mark Spradley, Attorney-at-Law
Transactional data completed by Lenders Title Company

Warranty Deed - Corporation (Letter).rtf

**no revenue required*

FOR RECORDER'S USE ONLY

WARRANTY DEED (CORPORATION)

KNOW ALL MEN BY THESE PRESENTS:

That, City of Jonesboro, Arkansas, Grantor, a municipal corporation organized under and by virtue of the laws of the State of Arkansas, by and through its Mayor and City Clerk, duly authorized by proper resolution of the 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 Tralan Engineering, Inc., Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee and unto its successors and assigns forever, the following described land, situated in the County of Craighead and the State of Arkansas to-wit:

SEE ATTACHED EXHIBIT "A"

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

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

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

IN TESTIMONY WHEREOF, The name of the Grantor is hereunto affixed by its Mayor and City Clerk and its seal affixed this 30 day of December, 2014.

EXHIBIT "A"

A part of the Southeast Quarter of the Southwest Quarter of Section 25, Township 14 North, Range 3 East, being more particularly described as follows: Begin at the Northeast corner of the said Southeast Quarter of the Southwest Quarter, thence South 89° 17' West on the 40 acre line 578.1 feet to the intersection of the Southwesterly right-of-way line of U. S. Highway No. 63 Bypass and the Southeasterly right-of-way line of Wood Street a concrete right-of-way marker, the point of beginning proper, thence in a Southwesterly direction on the Southeasterly right-of-way line of Wood Street on a 10° 33' curve to the left 198.68 feet to the end of said curve, thence South 04° 02' West on the Southeast right-of-way line of Wood Street 4.6 feet to a point on line with a fence produced Westerly, thence South 83° 37' East on line with said fence produced Westerly and on line with said fence 149.9 feet to the North face of a corner post of aforesaid fence, thence North 14° 13' East 182.6 feet to the Southwesterly right-of-way line of U. S. Highway No. 63 Bypass, thence North 54° 46' West on said right-of-way line 22.8 feet, thence North 79° 41' 17" West on said right-of-way line 127.2 feet to the point of beginning proper, containing 0.698 acres, LESS AND EXCEPT that part deeded to Arkansas State Highway Commission as shown in Deed Record 384 page 341 at Jonesboro, Arkansas, more particularly described as follows: Starting at the Northwest corner of the Southeast Quarter of Southwest Quarter of said Section 25, thence North 89° 29' East along the North line of said Southeast Quarter of the Southwest Quarter of Section 25 a distance of 715.34 feet to a point on the existing Southerly right of way line of U. S. Highway 63 Bypass, thence South 79° 35' 43" East along said existing right of way line a distance of 65.31 feet to a point on the proposed Southerly right of way line of said U. S. Highway 63 Bypass for the point of beginning, thence continue South 79° 35' 43" East along said existing right of way line a distance of 61.77 feet to a point, thence South 54° 45' East along said existing right of way line a distance of 22.8 feet to a point, thence South 14° 24' 12" West a distance of 22.56 feet to a point on said proposed Southerly right of way line of U. S. Highway 63 Bypass, thence North 43° 04' 36" West along said proposed right of way line a distance of 35.11 feet to a point, thence North 67° 36' 01" West along said proposed right of way line a distance of 53.86 feet to the point of beginning and containing 0.02 acre, more or less.