

This Instrument Prepared By:
Gardner Milner, PLLC
Attorneys at Law
P.O. Box 17037
Jonesboro, AR 72403

After Recording Return To:
Professional Title Services of Arkansas, LLC
2713 E. Nettleton Avenue
Jonesboro, AR 72401
Re: File No. 2023-2180

ELECTRONIC RECORDING
2024R-001569
CERTIFICATE OF RECORD
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
DAVID VAUGHN, CLERK & RECORDER
01/29/2024 11:10:40 AM
RECORDING FEE: 25.00
PAGES: 3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT FULLNESS OF JOY MINISTRIES, INC., an Arkansas nonprofit corporation, Grantor, by its authorized representatives, duly authorized to so act by proper resolution of its Board of Directors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by FLEX PROPERTIES, LLC, an Arkansas limited liability company, 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:

Part of Lots 48, 49, 50 and 51 of Pardew's Addition to the Town of Nettleton, now a part of the City of Jonesboro, Arkansas, and Lot 17 of Cobb and Lee's Survey of the Northeast Quarter of the Northwest Quarter of Section 27, Township 14 North, Range 4 East, Craighead County, Arkansas and part of Lot 40 of Cobb and Lee's Survey of the Southeast Quarter of the Northwest Quarter of Section 27, Township 14 North, Range 4 East, Craighead County, Arkansas, being more particularly described as follows:

Beginning at the Northwest corner of Lot 17 of Cobb and Lee's Survey of the Northeast Quarter of the Northwest Quarter of Section 27, Township 14 North, Range 4 East, Craighead County, Arkansas: Thence North 89°37'01" East along the North line of said Lot 17, the North line of Lot 51 of Pardew's Addition to the Town of Nettleton, now a part of the City of Jonesboro, Arkansas and the South right of way line of School Street a distance of 229.52 feet; thence South 00°02'18" West departing said lines a distance of 202.76 feet to the North line of an alley; thence South 89°35'25" West along the North line of said alley a distance of 53.38 feet; thence South 00°22'59" East along the West end of said alley a distance of 9.91 feet; thence North 89°37'01" East along the South line of said alley a distance of 53.30 feet; thence South 00°02'18" West departing South line of said alley a distance of 189.61 feet to a point on the South line of Lot 40 of Cobb and Lee's Survey of the Southeast Quarter of the Northwest Quarter of Section 27, Township 14 North, Range 4 East, Craighead county, Arkansas; thence North 89°01'04" West along said South line a distance of 232.83 feet to the Southwest corner of said Lot 40; thence North 00°30'49" East along the West line of aforesaid Lots 40 and 17, a distance of 396.79 feet to the point of beginning.


Containing in all 91,882 sq. ft. or 2.11 acres, more or less. Subject to easements, restrictions, reservations and rights-of-way of record.


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 said Grantee that Grantor will forever warrant and defend the title to the said lands against all lawful claims whatever.

IN TESTIMONY WHEREOF, this instrument is hereby executed by the aforescribed representatives of Grantor this 26 day of January, 2024.

FULLNESS OF JOY MINISTRIES, INC.

By: 
Name: Adrian Rodgers
Title: Pastor

By: 
Name: Derrick Island
Title: Board Member

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

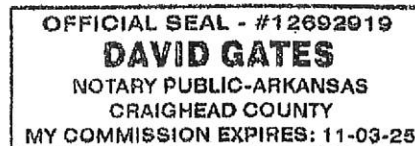
On this 26 day of January, 2024, before me, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Adrian Rodgers and Derrick Island, representatives of Fullness of Joy Ministries, Inc., to execute such instrument, to me personally well known (or satisfactorily proven to be such persons), who stated that they were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and behalf of said corporation, and further stated and acknowledged that they had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 26 day of January, 2024.



Notary Public

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STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION
MISCELLANEOUS TAX SECTION
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 2023-2180

Grantee: FLEX PROPERTIES, LLC
Mailing Address: 312 HUNTCLIFF DR
JONESBORO AR 724048841

Grantor: FULLNESS OF JOY MINISTRIES, INC.
Mailing Address: 4261 ANNADALE CIR
JONESBORO AR 724047665

Property Purchase Price: \$100,000.00
Tax Amount: \$330.00
County: CRAIGHEAD
Date Issued: 01/29/2024
Stamp ID: 585660416

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

Grantee or Agent Name (printed): Professional Title As Agent

Grantee or Agent Name (signature): Kendra Gossett Date: 1-29-2024

Address: 312 Huntcliff Dr.

City/State/Zip: Jonesboro AR 72404

ELECTRONIC RECORDING
2024R-006143
CERTIFICATE OF RECORD
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
DAVID VAUGHN, CLERK & RECORDER
04/09/2024 11:41:45 AM
RECORDING FEE: 30.00
PAGES: 4

This Instrument Prepared By:
Gardner Milner, PLLC
Attorneys at Law
P.O. Box 17037
Jonesboro, AR 72403

After Recording Return To:
Professional Title Services of Arkansas, LLC
2713 E. Nettleton Avenue
Jonesboro, AR 72401

Re: File No. 2024-1074

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT BLH INVESTMENTS, LLC, an Arkansas limited liability company, Grantor, by its Managers, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by FLEX PROPERTIES, LLC, an Arkansas limited liability company, 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:

See Legal Description Attached as Exhibit "A"

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

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

IN TESTIMONY WHEREOF, this instrument is hereby executed by the aforescribed Managers of Grantor this 5 day of April, 2024.

(Signature page to follow. This space intentionally blank.)

BLH INVESTMENTS, LLC

By: Bob W. Harrison
Name: Bob Harrison
Title: Manager

By: Elizabeth Harrison
Name: Elizabeth Harrison
Title: Manager

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

On this 5 day of April, 2024, before me, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Bob Harrison and Elizabeth Harrison, Managers of BLH INVESTMENTS, LLC, an Arkansas limited liability company, to execute such instrument, to me personally well known (or satisfactorily proven to be such persons), who stated that they were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and behalf of said limited liability company, and further stated and acknowledged that they had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 5 day of April, 2024.

AS
Notary Public

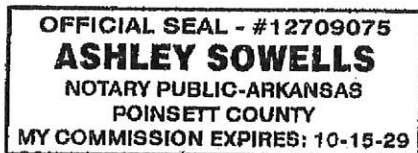


Exhibit "A"
Property Description

Property 1:

Lot 1 of Nettleton Baptist Church Replat of Lots 5, 6, 7 and 8 of Block #5 and the West 80.0 feet of Lot 1 of Block #8 all being in Watts Addition to the Town on Jonesboro, Craighead County, Arkansas, as shown by Plat recorded in Plat Cabinet "B" Page 66 at Jonesboro, Arkansas, and being subject to easements as shown on recorded Plat.

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

Property 2:

Lot 1 of Nettleton Baptist Church Replat of Lots 3, 4, 9 and 10 in Block 5, Watts Addition as shown by Plat in Plat Cabinet "B" Page 96 in the office of the Circuit Court Clerk and Ex-Officio Recorder, Craighead County, Arkansas.

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

Property 3:

Lots 1, 2, 11 and 12 in Block 5 of Watts Addition to the City of Jonesboro, formerly Town of Nettleton, Craighead County, Arkansas, together with an abandoned alley running adjacent to said lots.

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

Property 4:

The East 35 feet of Lot 1, Block 8 of Watts Addition as shown by Plat recorded in Deed Record 18, Page 621, in the records of Craighead County, Arkansas, and being subject to easements as shown on recorded Plat.

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

Property 5:

Lot 2, Block 8, of Watts Addition as shown by Plat recorded in Deed Record 18, Page 621, in the records of Craighead County, Arkansas, and being subject to easements as shown on recorded Plat.

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



STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION
MISCELLANEOUS TAX SECTION
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 2024-1074

Grantee: FLEX PROPERTIES, LLC
Mailing Address: 2318 MOORE RD
JONESBORO AR 724010724

Grantor: BLH INVESTMENTS, LLC
Mailing Address: 2415 PINNACLE POINTE DR
JONESBORO AR 724048078

Property Purchase Price: \$142,500.00
Tax Amount: \$471.90
County: CRAIGHEAD
Date Issued: 04/09/2024
Stamp ID: 1126266880

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

Grantee or Agent Name (printed): Professional Title As Agent

Grantee or Agent Name (signature): Kendra Gossett Date: 4-9-2024

Address: 2318 Moore Rd.

City/State/Zip: Jonesboro, AR 72401

DESCRIPTION: *- of area to be rezoned*

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 04 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 17 OF COBB AND LEE'S SURVEY OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 04 EAST; THENCE NORTH $89^{\circ}35'18''$ EAST 229.61 FEET; THENCE SOUTH $00^{\circ}02'04''$ WEST 402.28 FEET TO A POINT ON THE SOUTH LINE OF LOT 40 OF COBB & LEE'S SURVEY OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 04 EAST; THENCE NORTH $89^{\circ}02'17''$ WEST ALONG SAID SOUTH LINE A DISTANCE OF 232.90 FEET TO THE SOUTHWEST CORNER OF SAID LOT 40; THENCE NORTH $00^{\circ}30'19''$ EAST ALONG THE WEST LINE OF SAID LOT 40 A DISTANCE OF 177.49 FEET TO A POINT BEING THE SOUTHEAST CORNER OF WATT'S ADDITION; THENCE SOUTH $89^{\circ}31'53''$ WEST ALONG THE SOUTH LINE OF WATT'S ADDITION A DISTANCE OF 185.99 FEET; THENCE NORTH $89^{\circ}04'54''$ WEST ALONG SAID SOUTH LINE A DISTANCE OF 71.50 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF DEWEY STREET; THENCE NORTH $00^{\circ}46'12''$ WEST ALONG THE EAST RIGHT-OF-WAY OF DEWEY STREET A DISTANCE OF 206.98 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SCHOOL STREET; THENCE NORTH $89^{\circ}21'27''$ EAST ALONG THE SOUTH RIGHT-OF-WAY OF SCHOOL STREET A DISTANCE OF 70.01 FEET; THENCE NORTH $89^{\circ}33'18''$ EAST 80.00 FEET; THENCE NORTH $01^{\circ}13'29''$ WEST 10.00 FEET; THENCE NORTH $89^{\circ}27'47''$ EAST 80.00 FEET; THENCE NORTH $89^{\circ}07'16''$ EAST 32.41 FEET TO THE POINT OF BEGINNING PROPER.

HAVING AN AREA OF 147,714 SQUARE FEET, OR 3.39 ACRES, MORE OR LESS.