

WARRANTY DEED (CORPORATION)

KNOW ALL MEN BY THESE PRESENTS:

THAT CITY OF JONESBORO, A MUNICIPAL CORPORATION, by its Mayor Hubert Brodell and City Clerk Donna Jackson, GRANTORS, do hereby FOR THE SUM OF (\$129,626.00)grant, bargain, and convey unto H.G.P. PLUS, LLC Grantee, and unto its successors and assigns forever, the following described lands situated in the County of Craighead, State of Arkansas:

A part of the Southeast Quarter of the Southwest Quarter (SE1/4 of SW 1/4) of Section 26, Township 14 North, Range 4 East of the 5th Principal Meridian in Craighead County, Arkansas, more particularly described as follows:

From the Northwest Corner of the Southeast Quarter of the Southwest Quarter of said Section 26, thence N 88°42'00" E, 858.50 feet to a point, thence S 01°018'00"E 50.00 feet to a point, thence N 88°48'22" E 79.12 feet to a point marking the Northwest Corner of the Wind Chimes Industrial Addition, the point of beginning;

Thence S 0°14'00" E 840.44 feet along the West line of the Wind Chimes Industrial Addition to the Southwest Corner thereof, thence N 89°04'35" E along the south line of Wind Chimes Industrial Addition to a point on the northerly right of way of C. W, Post Road; thence S 66°15'49" W 154.75 feet along said right of way to a point; thence S 89°04'35" W 547.36 feet along the right of way of US Highway 63 to a point marking the intersection of the northerly right of way of US Highway 63 with the easterly right of way of a railroad spur, thence N 44°37'58" W 94.83 feet along the easterly right of way of said railroad spur to a point making the beginning of a curve to the right; thence Northeasterly 1180.85 feet along said railroad right of way along a curve to the right, said curve having a central angle of 116°01'44" and a radius of 583.11 feet; thence N 88°48'22" E 449.52 feet along said right of way to a point on the east line of the Southeast Quarter of the Southwest Quarter of said Section 26, thence S 0°14'00" feet along the east line of the Southeast Quarter of the Southwest Quarter of said Section 26 to a point marking the Northeast Corner of the Wind Chimes Industrial Addition; thence South 88°48'22" W 370.00 feet along the North line of the Wind Chimes Industrial Addition to the Northwest Corner thereof, the point of beginning, containing some 11.906 acres, more or less

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

IN WITNESS WHEREOF, the name of the City of Jonesboro, Grantors is hereunto affixed by its Mayor and its seal affixed by its City Clerk this 30TH DAY OF JULY, 2001.

CITY OF JONESBORO

By: _____
MAYOR HUBERT BRODELL

ATTEST:

DONNA JACKSON, CLERK

(CORPORATE SEAL)

STATE OF ARKANSAS

COUNTY OF CRAIGHEAD

ACKNOWLEDGMENT

On this day before me, the undersigned officer, personally appeared **MAYOR HUBERT BRODELL AND DONNA JACKSON, respectively**, to me well known to be the Mayor and City Clerk for the City of Jonesboro, Arkansas, a Municipal Corporation, whose names are subscribed to the foregoing instrument, and acknowledged that they had executed the same for the purposes therein stated and set forth.

WITNESS my hand and seal this 30TH DAY OF JULY, 2001.

NOTARY PUBLIC

I certify that the correct amount of documentary stamps have been affixed to this deed.

Grantee

Address

CERTIFICATE OF RECORD

STATE OF ARKANSAS

COUNTY OF CRAIGHEAD

I, Ann Hudson, Circuit Clerk and Ex-Officio Recorder for the County aforesaid, do hereby certify that the annexed and foregoing instrument of writing was filed for record in my office on the ___ day of _____, _____, A.D., at ___ o'clock ___ m., and the same is now duly recorded with the acknowledgments and certificates thereon, in Record Book _____, Page _____.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Court, this ___ day of _____, 2001.

Ann Hudson,
CIRCUIT CLERK AND EX-OFFICIO RECORDER

BY: _____ (SEAL)

Prepared in the Law Office of Phillip Crego, City Attorney, Jonesboro, Arkansas