

Please Return To:

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

File Number: 07-049837-300

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

Warranty Deed - Married Person (Letter).rtf

*NO REVENUE REQUIRED*

FOR RECORDER'S USE ONLY

## WARRANTY DEED (MARRIED PERSONS)

### KNOW ALL MEN BY THESE PRESENTS:

That, Jim O. Binkley and Vickie Binkley, husband and wife, Grantors, 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 City of Jonesboro, Arkansas, Grantee, the receipt and sufficiency of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the Grantee, and unto its successors and assigns forever, the following lands lying in the County of Craighead and the State of Arkansas, to-wit:

**Parcel No. 1-A: That part of Lot 2 of B. H. Berger's Subdivision to the City of Jonesboro, Arkansas, as shown by a plat of record, being described as follows: Beginning at a found pipe marking the Northeast corner of said Lot 2; run thence South 0° 37' 32" West 334.36 feet; run thence North 89° 55' 14" West 352.97 feet to the West line of Wofford Street as platted; run thence North 0° 16' 44" East along said West line of Wofford Street as platted 333.54 feet to a found pipe; run thence North 89° 56' 52" East 355.00 feet to the true point of beginning, containing 2.71 acres, more or less, said lands being inclusive of all of those lands shown by an unrecorded plat as Binkley's Addition to the City of Jonesboro, Arkansas, including that portion of the platted, yet unimproved Wofford Street along the West side of said Binkley's Addition.**

**Parcel No. 1-B: That part of Lot 2 of B. H. Berger's Subdivision to the City of Jonesboro, Arkansas, as shown by a plat of record, being described as follows: Beginning at a found pipe marking the Northeast corner of said Lot 2; run thence South 0° 37' 32" West 334.36 feet to the true point of beginning; run thence South 0° 37' 32" West 82.50 feet; run thence South 89° 28' 52" West 152.76 feet to the East line of the Replat of the North 152.5 feet of Lot 1 of B. H. Berger's Subdivision as shown by a plat of record in Plat Book B at page 1;**

run thence North 0° 16' 59" East along said East line 84.09 feet to the Northeast corner of said Lot 1; run thence South 89° 55' 14" East 153.24 feet to the true point of beginning, containing 0.30 acre, more or less.

Subject to existing easements, building lines, restrictions and assessments, of record, 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 Grantors hereby covenant with the Grantee that they will forever warrant and defend the title to the above described lands against all claims whatsoever.

And we, Jim O. Binkley and Vickie Binkley, husband and wife, for the consideration recited herein, do hereby release and relinquish unto the Grantee and unto its successors and assigns, all of our right of dower, curtesy, and homestead in and to said lands.

WITNESS our hands and seals on this 30th day of May, 2007.

I hereby certify under penalty of false swearing that the legally correct amount of documentary stamps have been placed on this instrument. Exempt or no consideration paid if none shown.

GRANTEE OR AGENT:

Anders Little Co., Agent  
for City of Jonesboro  
515 W. Washington  
Jonesboro, Ar. 72401

GRANTEE'S ADDRESS:

[Signature]  
Jim O. Binkley

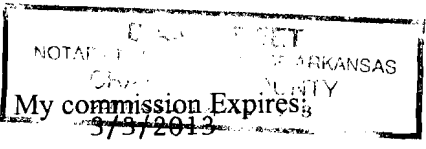
[Signature]  
Vickie Binkley

ACKNOWLEDGMENT

STATE OF ARKANSAS )  
 ) SS.  
COUNTY OF CRAIGHEAD )

BE IT REMEMBERED, that on this day came before me, the undersigned, a notary public within and for the County and State aforesaid, duly commissioned and acting, Jim O. Binkley and Vickie Binkley, husband and wife, to me well known as (or satisfactorily proven to be) the persons whose names are subscribed to the foregoing instrument and acknowledged that they had executed the same for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 30th day of May, 2007.



[Signature]  
Notary Public

DEED BK 750 PG 34 - 35  
DATE 06/01/2007  
TIME 2:24:20 PM  
RECORDED IN  
OFFICIAL RECORDS OF  
CRAIGHEAD COUNTY  
ANN HUDSON  
CIRCUIT CLERK  
[Signature], D.C.  
RECEIPT # 162886