LTC Warranty Deed Corportation.rtf 10f2	* J B 2 0 1 5 R - 0 0 0 1 4 6 3 * JB2015R-000146 CANDACE EDWARDS
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	CRAIGHEAD COUNTY RECORDED ON: 01/05/2015 03:07PM BY
() Warranty Deed - Corporation (Letter).rtf And revenue regulied	FOR RECORDER'S USE ONLY
	VARRANTY DEED (CORPORATION)

KNOW ALL MEN BY THESE PRESENTS:

1. -

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 <u>30</u> day of December, 2014.

I certify under penalty of fal	se swearing		
that documentary stamps or	a documentary		
symbol in the legally correct	t amount has		
been placed on this instrume	ent. Exempt or no		
consideration paid if none s	hown		
GRANTEE OR AGENT:	I rang fische		
Tralan Engineering, Inc.			
GRANTEE'S ADDRESS:	2008 VILLAGE DR.		
	JONGSBORD, AR 72404		

City of Jonesboro, Arkansas

Harold Perrin, Mayor

Attest: Donna Jackson, City Clerk

ACKNOWLEDGMENT

STATE OF ARKANSAS)	
)	SS.
COUNTY OF CRAIGHEAD)	

BE IT REMEMBERED that on this $\underline{\exists O}$ day of December, 2014, came before me, the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, Harold Perrin and Donna Jackson, to me personally well known (or satisfactorily proven to be), who stated that they were the Mayor and the City Clerk of City of Jonesboro, Arkansas, a municipal corporation, and were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and on behalf of said corporation, and further stated and acknowledged that they had so signed, executed and delivered the 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 $\underline{30}$ day of December, 2014.

and

My commission Expires:

BRANDI L. RASDON NOTARY PUBLIC-STATE OF ARKANSAS CRAIGHEAD COUNTY COMMISSION # 12360292 MY COMMISSION EXPIRES 4-18-2017

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 rightof-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.