



* JB 2011R-017355 4 *

JB2011R-017355

ANN HUDSON
CRAIGHEAD COUNTY

RECORDED ON:

11/16/2011 01:51PM

BY *Julie K. Koenig* D. C.

Type of Instrument: Warranty Deed
Grantor: Don Caldwell Construction, Inc.
Grantee: Unico Bank

This Instrument Prepared By:

Wilcox Parker Hurst & Lacy PLC
Attorneys at Law
3000 Browns Lane
P.O. Box 1733
Jonesboro, Arkansas 72403-1733

After recording Return to:

Wilcox Parker Hurst & Lacy PLC
Attorneys at Law
3000 Browns Lane
P.O. Box 1733
Jonesboro, Arkansas 72403-1733

WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS:

That Mitchell Caldwell, as President of Don Caldwell Construction, Inc., an Arkansas corporation, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid by Unico Bank, a Missouri banking corporation, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said Unico Bank, and unto its successors and assigns forever (in lieu of foreclosure), the following described lands situated in Jonesboro, Craighead County, Arkansas:

See Attached Exhibit "A"

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

And GRANTOR, for and in consideration of the said sum of money, does hereby release and relinquish unto the said GRANTEE, all its right of dower and homestead in and to the said lands.

And Mitchell Caldwell, as President of Don Caldwell Construction, Inc., GRANTOR, does hereby covenant with the said Unico Bank, GRANTEE, that GRANTOR will forever warrant and defend the title to said lands against all claims whatever.

WITNESS my hand and seal this 16th day of November, 2011.

By: [Signature]
Mitchell Caldwell, as President of Don
Caldwell Construction, Inc., Grantor

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss:
COUNTY OF Greene)

On this 8 day of Nov, 2011, before me, the undersigned, a Notary Public, (or before any officer within this State or without the State now qualified under existing law to take acknowledgments), duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Mitchell Caldwell, in his capacity as president of Don Caldwell Construction, Inc., to me personally well known, who stated that he was duly authorized to execute the foregoing instrument, and further stated and acknowledged that he 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 8 day of November 2011.

[Signature]
Notary Public

My Commission Expires:

Jan-27-2020
(SEAL)



AMOUNT OF TAX \$0.00
I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument.

[Signature], V.P. Swindle
Grantee or Agent

Grantee's Address:
Unico Bank
506 West Kingshighway
Paragould, AR 72450

**Transfer Tax Exempt Pursuant to ACA 26-60-102 (9)
as a Deed in Lieu of Foreclosure**

EXHIBIT A

Tract 1: Lots 2, 4, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22 of Colony Park Seventh Addition, a Replat of a Replat of Lot 7 of a Replat of Lot 5 of Colony Park (Revised) Sixth Addition, Jonesboro, Arkansas, as shown by plat recorded in Plat Cabinet "C" Page 140, subject to Restrictive Covenants and Bill of Assurance recorded in Deed Record 652 page 511 at Jonesboro, Arkansas, and to easements as shown on recorded plat.

Tract 2: Lot 7 of Colony Park Fourth Addition to the City of Jonesboro, Arkansas, as shown by Plat of record in Plat Cabinet "B" Page 140, subject to Bill of Assurance in Deed Record 596 Page 576 at Jonesboro, Arkansas, and to easements as shown on recorded Plat.

Tract 3: Lots 22, 23, 25 and 26 of Caldwell Acres Sixth Addition to the City of Jonesboro, Arkansas, as shown by Plat of record in Plat Cabinet "C" Page 151, being subject to easements as shown on recorded Plat.

Tract 4: Lots 1 and 7 in Block "B" of Caldwell Acres Fourth Addition to the City of Jonesboro, Arkansas, as shown by Plat in Plat Cabinet "C" Page 151, subject to Bills of Assurance of record in Deed Record 686 Page 328 and Deed Record 744 Page 374 at Jonesboro, Arkansas, and to easements and rights of way of record.

Tract 5: Lot 31 in Block "B" of Caldwell Acres Third Addition to Jonesboro, Arkansas, as shown by Plat of record in Plat Cabinet "C" Page 88, being subject to Bill of Assurance recorded in Deed Record 596 Page 183 and to easements as shown on recorded Plat.

Tract 6: Part of the West Half of the Southwest Quarter of Section 32, Township 14 North, Range 3 East, Craighead County, Arkansas, and being more particularly described as follows: Beginning at the Southwest Corner of said Section 32; thence North $89^{\circ} 41' 19''$ East 555.49 feet; thence North $0^{\circ} 18' 41''$ West 150.00 feet; thence North $89^{\circ} 41' 19''$ East 330.00 feet; thence South $0^{\circ} 18' 41''$ East 150.00 feet; thence North $89^{\circ} 41' 19''$ East 438.40 feet; thence North $1^{\circ} 27' 47''$ East 2637.52 feet to the Northeast Corner of the West Half of the Southwest Quarter of said Section 32; thence South $89^{\circ} 46' 11''$ West 1319.88 feet; thence South $1^{\circ} 32' 56''$ West 2639.52 feet to the point of beginning proper, and being subject to all public and private roads and easements, LESS AND EXCEPT THE FOLLOWING TWO TRACTS: (1) A part of the Southwest Quarter of the Southwest Quarter of Section 32, Township 14 North, Range 3 East, Craighead County, Arkansas, and being more particularly described as follows: Beginning at the Southeast corner of the Southwest Quarter of the Southwest Quarter of said Section 32; thence North $89^{\circ} 41' 19''$ West 417.42 feet; thence North $01^{\circ} 27' 47''$ East 626.13 feet; thence South $89^{\circ} 41' 19''$ East 417.42 feet; thence South $01^{\circ} 27' 47''$ West 626.13 feet to the point of beginning, said exception containing 6.00 acres, more or less, and being subject to all public and private roads and easements. (2) A part of the West Half of the Southwest Quarter of said Section 32, Township 14 North, Range 3 East, Craighead County, Arkansas, being more particularly described as follows: Commencing at the Southeast corner of the Southwest Quarter of the Southwest Quarter of said Section 32, thence North $01^{\circ} 27' 47''$ East 626.13 feet to the point of beginning proper; thence continue North $01^{\circ} 27' 47''$ East 2011.39 feet; thence North $89^{\circ} 36' 19''$ West 417.41 feet; thence South $01^{\circ} 27' 47''$ West 2012.00 feet; thence South $89^{\circ} 41' 19''$ East 417.42 feet to the point of beginning proper, said exception having an area of 839,555.65 square feet, 19.27 acres, more or less, and being subject to all public and private roads and easements.

Tract 7: A part of the Southwest Quarter of the Southwest Quarter of Section 32, Township 14 North, Range 3 East, Craighead County, Arkansas, and being more particularly described as follows: Begin at the Southwest Corner of said Section 32; thence North $89^{\circ} 41' 19''$ East 555.49 feet to the point of beginning; thence North $0^{\circ} 18' 41''$ West 150.00 feet; thence North $89^{\circ} 41' 19''$ East 330.00 feet; thence South $0^{\circ} 18' 41''$ East 150.00 feet; thence South $89^{\circ} 41' 19''$ West 330.00 feet to the point of beginning, being subject to Highway Right of Way along the South side. RESERVING AND EXCEPTING, HOWEVER, THE USE AND OCCUPANCY OF SAID PROPERTY TO THE SAID ALICE MAE BARBER, FOR AND DURING HER NATURAL LIFE, TOGETHER WITH ALL RENTS, ISSUES AND PROFITS THEREOF, AND UPON HER DEATH THE REMAINDER THEREOF SHALL BE VESTED IN THE SAID DON CALDWELL CONSTRUCTION, INC.

EXHIBIT A CONTINUED

Tract 8: The Southeast Quarter of the Northwest Quarter of Section 3, Township 13 North, Range 4 East, subject to easements and rights of way of record, LESS AND EXCEPT THE FOLLOWING: That part of Caldwell Acres Fourth Addition that lies within the Southeast Quarter of the Northwest Quarter of Section 3 aforesaid, AND all of Caldwell Acres Fifth Addition, AND all of Caldwell Acres Sixth Addition to Jonesboro, Arkansas.

Type of Instrument: Warranty Deed
 Grantor: Watson Living Trust dated February 2, 1995
 Grantee: Patricia M. Watson, Scarlette Renee Watson
 Leslie Watson Cothern and Laura Watson Hill,
 trustees of the Charles R. Watson Family Trust

This Instrument Prepared By:

Mixon Parker & Hurst PLC
 Attorneys at Law
 505 Union
 Jonesboro, Arkansas 72401
 At the request and on behalf of
 Professional Title Services of Arkansas, LLC

After Recording Return to:

Professional Title Services of Arkansas, LLC
 906 A Southwest Drive
 Jonesboro, Arkansas 72401

WARRANTY DEED

(Tract #1)

KNOW ALL MEN BY THESE PRESENTS:

That the **Watson Living Trust dated February 2, 1995, acting through its sole trustee, Patricia M. Watson, Grantor**, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid by **Patricia M. Watson, Scarlette Renee Watson, Leslie Watson Cothern and Laura Watson Hill, as trustees of the Charles R. Watson Family Trust, Grantee**, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said **Grantee**, and unto its successors and assigns forever, the following described real property situated in Craighead County, Arkansas, to wit:

The North Half of the Northeast Quarter, the East Half of the Northeast Quarter of the Northwest Quarter, and the Southwest Quarter of the Northeast Quarter, all in Section 3, Township 13 North, Range 4 East.

Subject to easements, covenants and restrictions of record.

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

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

IN TESTIMONY WHEREOF, the name of the **Grantor** is hereunto affixed by its duly authorized trustee this 12th day of April, 2006.

WATSON LIVING TRUST DATED FEBRUARY 2, 1995

By: _____

Patricia M. Watson, Sole Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

On this day before me, the undersigned, a Notary Public, (or before any officer within this State or without the State now qualified under existing law to take acknowledgments), duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named **Patricia M. Watson** (being the person authorized by said trust to execute such instrument, stating her capacity in that behalf), to me personally well known, who stated that she was the Sole Trustee of the **Watson Living Trust dated February 2, 1995** and was duly authorized in her capacity to execute the foregoing instruments for and in the name and behalf of said trust, and further stated and acknowledged that she had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

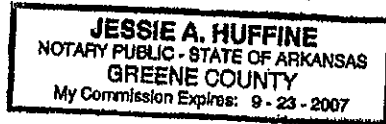
IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 12th day of April, 2006.

Jessie A. Huffine

Notary Public

My Commission Expires:

9/23/07



AMOUNT OF TAX \$ -0-

I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument.

Donald B. Huber, Agent

Member of Grantee or Grantee's Agent

Grantee's Address:
3000 Mockingbird Lane
Jonesboro, AR 72401

DEED BK 721 PG 55 - 56
DATE 04/12/2006
TIME 04:28:31 PM
RECORDED IN
OFFICIAL RECORDS OF
CRAIGHEAD COUNTY
ANN HUDSON
CIRCUIT CLERK
M. Huffine, D.C.
RECEIPT # 147943

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS:

That WE, CHARLES R. WATSON and PATRICIA ANN WATSON (also known as PATRICIA M. WATSON), Husband and Wife, hereinafter called Grantors, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid by CHARLES R. WATSON and PATRICIA M. WATSON, Trustees of the WATSON LIVING TRUST dated February 2, 1995, hereinafter called Grantees, receipt of which is hereby acknowledged, do hereby grant, sell and quitclaim unto the said Grantees, and unto their heirs and assigns forever, the following lands lying in Craighead County, Arkansas, to-wit:

The North Half of the Northeast Quarter and the East Half of the Northeast Quarter of the Northwest Quarter, all in Section 3, Township 13 North, Range 4 East.

TO HAVE AND TO HOLD the same unto the said Grantees, and unto their heirs and assigns forever, with all appurtenances thereunto belonging.

WITNESS our hands and seals on this 2nd day of February, 1995.

Charles R. Watson
CHARLES R. WATSON, Grantor

Patricia M. Watson
PATRICIA M. WATSON, Grantor

QUITCLAIM DEED
Page 2

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

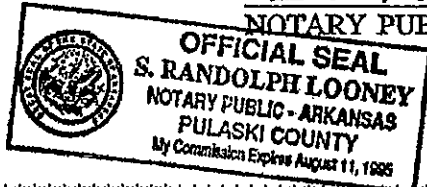
On this day personally appeared before me, the undersigned, a Notary Public within and for the County and State aforesaid, duly qualified, commissioned and acting, CHARLES R. WATSON and PATRICIA M. WATSON, to me well known to be the Grantors in the foregoing Deed, and stated that they had executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and official seal on this 2nd day of February, 1995.

S. Randolph Looney

NOTARY PUBLIC

My Commission Expires:
8/11/95



We hereby certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument.

CHARLES R. WATSON and PATRICIA M. WATSON,
Trustees of the WATSON LIVING TRUST
dated February 2, 1995
3000 Mockingbird Lane
Jonesboro, Arkansas 72401-7159

Patricia M. Watson

AGENT

Prepared by:

S. Randolph Looney
MILLER, LOONEY & ASSOCIATES, P.A.
10816 Executive Center Drive, Suite 200
Little Rock, Arkansas 72211

DEED BOOK 710 PAGE 547 - 548
DATE 11/09/2005
TIME 01:04:09 PM
RECORDED IN
OFFICIAL RECORDS OF
CRAIGHEAD COUNTY
ANN HUDSON
CIRCUIT CLERK
Ann Hudson, D.C.
RECEIPT# 142243