

THIS INSTRUMENT PREPARED BY:

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ATTORNEY AT LAW
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JONESBORO, AR 72401
(870) 336-6437
ABA 74158

GENERAL WARRANTY DEED

HABITAT FOR HUMANITY OF GREATER JONESBORO, INC., an Arkansas Non Profit Corporation Grantor, for an in consideration of the sum ten dollars (\$10.00) and other good and valuable consideration, in hand paid by CITY OF JONESBORO, ARKANSAS, a municipal corporation and political subdivision of the State of Arkansas, Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, and sell unto the Grantee and unto Grantee’s successors and assigns forever, the real property situated in Craighead County, Arkansas and described as follows: (Property)

Evans Way Park of Evans Way Addition to the City of Jonesboro, Craighead County Arkansas, as shown on Recorded Plat in Plat Cabinet C, page 357 subject to all easements, rights of way and other documents of record.

To have and to hold the property unto the Grantee and unto its successors and assigns forever, with all appurtenances there unto belonging and Grantor covenants with the Grantee as follows:

1. Grantor is now seized in fee simple absolute of the property subject to the above mortgage and assignment of leases and rents.
2. Grantor has full power to convey the property.



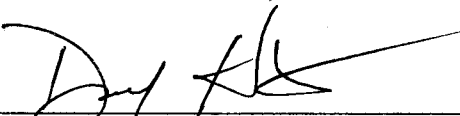
3. The property is free from all encumbrances, 1. Except for matters appearing in the real property records of the county where the property is located.
4. Grantee shall enjoy quiet title to the property without any lawful disturbances.
5. Grantor will defend the property against all lawful claims of third parties claiming any interest in the property except to the encumbrance set out in three above; and
6. Grantor will, on demand and at Grantor's expense, perform any necessary future actions, including executing and delivering any documents, necessary to perfect title to the property in Grantee.

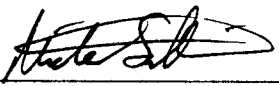
Notwithstanding anything contained herein to the contrary, Grantor makes no warranties or representations whatsoever regarding any mineral rights associated with the property. To the extent Grantor owns any mineral rights associated with the property, same are conveyed to Grantee by quitclaim and without any warranty of title. The property is expressly subject to any prior or existing mineral rights or reservations owned or enjoyed by third parties.

Notwithstanding anything contained herein to the contrary, Grantor makes no warranties or representations regarding claims of adverse possession, boundary by acquiescence, boundary by agreement or otherwise by third parties that may exist because of any variation or deviation of any existing fences or other boundary markers that may not be located precisely on the boundary line of the property. Furthermore, Grantor makes no warranties or representations regarding the rights of third parties to assert easements of necessity to any portion of the property.

Executed this 15th day of July 2022.

GRANTOR: HABITAT FOR HUMANITY OF
GREATER JONESBORO, INC.

BY: 
David Hunter, President

Attest: By: 
Micheal Sullivan, Executive Director

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF CRAIGHEAD

On this day before me, a Notary Public, duly commissioned, qualified and acting, with and for said county and state, appeared in person the within named DAVID HUNTER, to me well known, who has so signed, executed and delivered the foregoing instrument in his capacity as President for the Grantor and for the consideration, uses and purposes therein mentioned and set forth.

In testimony whereof I have hereunto set my hand and official seal this 15th day of July 2022.

My Commission Expires: 10/15/29


NOTARY PUBLIC



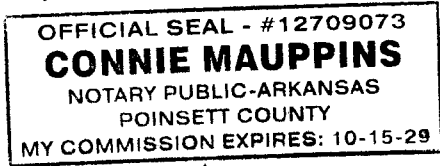
ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF CRAIGHEAD

On this day before me, a Notary Public, duly commissioned, qualified and acting, with and for said county and state, appeared in person the within named MICHAEL SULLIVAN, to me well known, who has so signed, executed and delivered the foregoing instrument in his capacity as Executive Director for the Grantor and for the consideration, uses and purposes therein mentioned and set forth.

In testimony whereof I have hereunto set my hand and official seal this 15th day of July 2022.



Connie Mauppins
NOTARY PUBLIC

My Commission Expires: 10/15/29

CERTIFICATE AS TO REAL ESTATE REVENUE TAXES

I, Harold Copenhaver, Mayor states that this Warranty Deed contains the correct amount of real property transfer tax as set out under A.C.A. § 26-60-110 & A.C.A. 26-60-102. There is no real property transfer tax as this is an exempt transfer.

City of Jonesboro, Arkansas