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Please Return To:

Lenders Title Company
2207 Fowler Avenue
Jonesboro AR, 72401
Phone: 870-935-7410
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File Number: 09-055658-300

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

Warranty Deed - Corporation (Letter).rtf

NO Revenue required

FOR RECORDER'S USE ONLY

WARRANTY DEED (CORPORATION)

KNOW ALL MEN BY THESE PRESENTS:

That, City of Jonesboro, Arkansas, Grantor, a 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 City Water & Light Plant of the City of Jonesboro, Arkansas, Grantee(s), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee(s) 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 existing assessments, building lines, easements, mineral reservations and/or conveyances, and restrictions, of record, if any.

TO HAVE AND TO HOLD the above described lands unto the Grantee(s) and unto its successors and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging.

And the Grantor hereby covenants with the Grantee(s) that it will forever warrant and defend the title to the above described lands against all claims whatsoever.

EXHIBIT "A"

A part of the Southeast Quarter of the Southeast Quarter of Section 22, Township 14 North, Range 4 East, more particularly described as follows: Begin at the Southeast corner of Section 22, Township 14 North, Range 4 East, thence North on the section line 40 feet to the North right of way line of Arkansas State Highway No. 18; thence South $89^{\circ} 14'$ West on said right of way line 14 feet to the point of beginning proper; thence continue South $89^{\circ} 14'$ West on said right of way line 706.42 feet; thence North $0^{\circ} 25' 36''$ West leaving said right of way line 237.93 feet; thence South $89^{\circ} 10' 59''$ West 380.18 feet to the Easterly right of way line of the Missouri Pacific Railroad; thence North $32^{\circ} 54' 29''$ East along said right of way line 994.74 feet; thence South $49^{\circ} 10' 31''$ East leaving said right of way 100.0 feet; thence South $41^{\circ} 26' 41''$ East 154.20 feet; thence South $39^{\circ} 19' 41''$ East 98.13 feet; thence South $33^{\circ} 13' 39''$ East 51.00 feet; thence South $39^{\circ} 32' 58''$ East 79.00 feet; thence South $37^{\circ} 31' 05''$ East 125.13 feet; thence South $30^{\circ} 31' 25''$ East 275.84 feet to a point on the proposed West right of way line of Kathleen Street, said point being on a curve to the left; thence along said right of way line the following courses and distances: Southeasterly along said curve with a central angle of $21^{\circ} 04' 52''$, a radius of 285.00 feet, an arc length of 104.86 feet to a point which bears South $18^{\circ} 26' 35''$ East, 104.27 feet from the last said point; South $28^{\circ} 29' 02''$ East, 120.39 feet; thence South $89^{\circ} 14' 00''$ West, leaving said right of way line, 78.04 feet; thence South $00^{\circ} 01' 44''$ East 155.60 feet to the point of beginning proper, containing 15.47 acres, more or less, subject to all rights of way and easements of record.

ALSO: A part of the Southeast Quarter of the Southeast Quarter of Section 22, Township 15 North, Range 4 East, being more particularly described as follows: Begin at the Southeast corner of Section 22, Township 14 North, Range 4 East, thence North $00^{\circ} 00'$ East (measured North $00^{\circ} 02' 34''$ East) along the section line 371.44 feet to the Northeasterly right of way of abandoned J.L.C. and E. Railroad; thence North $29^{\circ} 56'$ East (measured North $30^{\circ} 04' 03''$ West) along said right of way 26.10 feet to a point on a chain link fence line, said point being the point of beginning proper; thence along said fence line the following courses and distances: South $58^{\circ} 34' 14''$ West 9.14 feet; North $30^{\circ} 31' 25''$ West 289.10 feet; thence South $37^{\circ} 30'$ East (measured South $37^{\circ} 31' 05''$ East) leaving said fence line, 88.22 feet to the Northeasterly right of way of abandoned J.L.C. and E. Railroad; thence South $29^{\circ} 56'$ East (measured South $30^{\circ} 04' 03''$ East) along said right of way 201.40 feet to the point of beginning proper, containing 0.06 acres, more or less, subject to the West right of way of Kathleen Street as shown on the plat hereon, a drainage easement as shown on the plat hereon, and all rights of way and easements of record.

ALSO: A part of the Southeast Quarter of the Southeast Quarter of Section 22, and a part of the Southwest Quarter of the Southeast Quarter of Section 23, Township 14 North, Range 4 East, being more particularly described as follows: Begin at the Southeast corner of Section 22, Township 14 North, Range 4 East, thence North $00^{\circ} 00'$ East (measured North $00^{\circ} 02' 34''$ East) along the section line 40.00 feet to the North right of way line of Arkansas State Highway No. 18; thence South $89^{\circ} 14' 00''$ West along said right of way line 14.00 feet; thence North $00^{\circ} 00'$ East (measured North $00^{\circ} 01' 44''$ West) leaving said right of way line 155.8 feet (measured 155.60 feet) to the point of beginning proper; thence North

89° 14' 00" East 78.04 feet to the proposed West right of way line of Kathleen Street; thence along said right of way the following courses and distances: South 28° 59' 02" East 72.17 feet to a point on a curve to the right; Southeasterly along said curve with a central angle of 17° 33' 58", a radius of 250.00 feet, an arc length of 76.65 feet to a point which bears South 20° 12' 03" East 76.35 feet from the last said point and being on the North right of way line of Arkansas State Highway No. 18; thence South 89° 14' 00" West along said right of way line 60.53 feet; thence North 29° 56' West (measured North 30° 22' 13" West) leaving said right of way line 155.3 feet (measured 155.95 feet) to the point of beginning proper, containing 0.23 acre, more or less, subject to the West right of way of Kathleen Street as shown on the plat hereon, a drainage easement as shown on the plat hereon, and all rights of way and easements of record.

ALSO: A part of the Southeast Quarter of the Southeast Quarter of Section 22, Township 14 North, Range 4 East, being more particularly described as follows: Begin at the Southeast corner of Section 22, Township 14 North, Range 4 East, thence North 00° 00' East (measured North 00° 02' 34" East) along the section line 40.00 feet to the North right of way line of Arkansas State Highway No. 18; thence South 89° 14' 00" West along said right of way line 720.6 feet (measured 720.42 feet); thence North 00° 26' West (measured North 00° 25' 36" West), leaving said right of way line 235.3 feet (measured 235.17 feet) to the point of beginning proper; thence South 89° 14' West (measured South 89° 10' 59" West) 382.2 feet (measured 382.02 feet) to the Easterly right of way line of the Missouri Pacific Railroad; thence North 32° 56' East (measured North 32° 54' 29" East) along said right of way line 3.32 feet; thence North 89° 10' 59" East 380.18 feet; thence South 00° 25' 36" East 2.76 feet to the point of beginning proper, containing 0.02 acres, more or less, subject to all rights of way and easements of record.