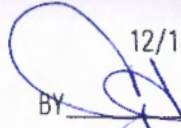




JB2016R-019369 4
JB2016R-019369
CANDACE EDWARDS
CRAIGHEAD COUNTY
RECORDED ON:
12/14/2016 04:25PM
BY  D. C.

Lenders Title Company
2207 Fowler Avenue
Jonesboro, AR 72401

16-071650-300

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT PATRICIA LYNN LACY, TRUSTEE OF WILLIAM B. LACY, JR., FAMILY TRUST UAD AUGUST 19, 2009 (as to property lying within Section 10 as described herein); PATRICIA LYNN LACY, TRUSTEE OF WILLIAM B. LACY, JR., MARITAL TRUST (an undivided 21% interest as to property lying within Section 15 as described herein); and BIG CREEK CROSSING, L.L.C., an Arkansas limited liability company (an undivided 79% interest as to property lying within Section 15 as described herein), Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid by THE CITY OF JONESBORO, ARKANSAS, Grantee, the receipt of which is hereby acknowledged, and as a donation and contribution to said Grantee, do hereby grant, bargain, sell and convey unto the said Grantee, and unto its successors and assigns forever, all of our right, title and interest in and to the following lands lying in the County of Craighead and State of Arkansas, to-wit:

That part of the Southeast Quarter of Section 10 and that part of the Northeast Quarter of Section 15, all in Township 14 North, Range 3 East, lying West of Big Creek, being more particularly described as follows: Beginning at the South Quarter corner of said Section 10; run thence North 00°33' East 16.7 feet; run thence South 75°08' East 443.8 feet; run thence North 00°35' East

This Instrument Prepared By
WOMACK • PHELPS
PURYEAR MAYFIELD & McNEIL, P.A.
Attorneys at Law
Jonesboro, Arkansas

636.8 feet to a fence; run thence South 87°37' East along fence 225.5 feet; run thence South 01°08' East along fence 85.0 feet; run thence South 87°17' East 1220.4 feet to the centerline of Big Creek; run thence along said centerline the following calls: South 13°59' West 319.9 feet; South 16°30' West 352.0 feet; South 17°07' West 277.6 feet; South 30° 58' West 316.6 feet; South 25°07' West 313.3 feet; South 41°08' West 452.2 feet; South 46°42' West 287.9 feet; South 48°12' West 456.3 feet; South 58°40' West 525.1 feet; South 51°48' West 64.1 feet; run thence North 00°29' East 2214.8 feet to the true point of beginning, containing 72.31 acres, more or less. Subject to all utility easements or rights-of-way of record. Also, along with and subject to a Private Road easement shown and platted in Survey Book B at page 91 as Wheeler Brick First Addition.

To have and to hold the same unto the said Grantee, and unto its successors and assigns forever, with all appurtenances thereunto belonging.

And Grantors hereby covenant with said Grantee that they will forever warrant and defend the title to said lands against all lawful claims whatever.

WITNESS the hands and seals of the Grantors on this 12th day of December, 2016.

WILLIAM B. LACY, JR., FAMILY TRUST

WILLIAM B. LACY, JR., MARITAL TRUST

By Patricia Lynn Lacy
Patricia Lynn Lacy, Trustee

By Patricia Lynn Lacy
Patricia Lynn Lacy, Trustee

BIG CREEK CROSSING, L.L.C.

By Patricia Lynn Lacy
Patricia Lynn Lacy, Manager

ACKNOWLEDGMENTS

STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

On this day personally appeared before the undersigned, a Notary Public within and for the County and State aforesaid, duly qualified, commissioned and acting, Patricia Lynn Lacy, Trustee of William B. Lacy, Jr., Family Trust and of William B. Lacy, Jr., Marital Trust, to me well known (or satisfactorily proven to be such person), and stated that she had executed the foregoing instrument for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and official seal this 12th day of December, 2016.

Dian Street

Notary Public



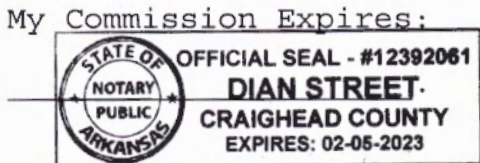
STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

On this day personally appeared before the undersigned, a Notary Public within and for the County and State aforesaid, duly qualified, commissioned and acting, Patricia Lynn Lacy, to me personally well known (or satisfactorily proven to be such person), who acknowledged that she was the Manager of Big Creek Crossing, L.L.C., an Arkansas limited liability company, and that she, as such Manager, being authorized so to do, had executed the foregoing instrument for the purposes therein contained by signing the name of the company by herself as such Manager.

WITNESS my hand and official seal this 12th day of December, 2016.

Dian Street

Notary Public





ARKANSAS DEPARTMENT OF FINANCE AND ADMINISTRATION
Real Property Transfer Tax Affidavit of Compliance Form

Patricia Lynn Lacy, Trustee of William B Lacy, Jr., Family Trust UAD August 19, 2009 &

Grantee (Purchaser) Name The City of Jonesboro, Arkansas			Grantor (Seller) Name Patricia Lynn Lacy, Trustee of the William B. Lacy, Jr., Marital Trust and Big Creek Crossing, L.L.C.		
Address 300 S. Church Street			Address 3726 Pebble Beach Dr.		
City Jonesboro	State Ar.	Zip Code 72401	City Jonesboro	State Ar.	Zip Code 72404

Date of real property transfer (as reflected on the transfer instrument): December 12, 2016

Name of the county where the property is located: Craighead

Amount of the full consideration for the transaction: \$542,325.00

Please select the appropriate exemption below:

- A transfer to or from the United States, the State of Arkansas, or any of the instrumentalities, agencies, or political subdivisions of the United States or the State of Arkansas.
- Any instrument or writing given solely to secure a debt.
- Any instrument solely for the purpose of correcting or replacing an instrument that has been previously recorded with full payment of the tax having been paid at the time of the previous recordation.
- An instrument conveying land sold for delinquent taxes.
- An instrument conveying leasehold interest in land only.
- An instrument, including a timber deed, that conveys or grants the right to remove timber from land if the instrument grants or conveys the right to remove timber for a period of not to exceed twenty-four (24) months.
- An instrument given by one (1) party in a divorce action to other party to the divorce action as a division of marital property whether by agreement or order of the court.
- An instrument given in any judicial proceeding to enforce any security interest in real estate when the instrument transfers the property to the same person who is seeking to enforce the security interest.
- An instrument given to a secured party in lieu of or to avoid a judicial proceeding to enforce a security interest in real estate.
- An instrument conveying a home financed by the Federal Housing Administration, the United States Department of Veterans Affairs, or the United States Department of Agriculture Rural Development, if the sale price of the home is sixty thousand dollars (\$60,000) or less and the seller files with the county recorder of deeds a sworn statement by the buyer stating that neither the buyer nor the spouse of the buyer has owned a home within three (3) years of the date of closing and also stating the sale price of the home.
- An instrument conveying land between corporations, partnerships, limited liability companies, or other business entities or between a business entity and its shareholder, partner or member incident to the organization, reorganization, merger, consolidation, capitalization, asset distribution, or liquidation of a corporation, partnership, limited liability company, or other business entity.
- A beneficiary deed under ACA 18-12-608.
- Consideration of \$100 or less
- Other (Explain): _____

