Please Return To:

Lenders Title Company 2207 Fowler Avenue Jonesboro AR, 72401 Phone: 870-935-7410

File Number: 08-052090-300

Fax: 870-935-6548

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

Warranty Deed - Married Person (Letter).rtf

NO Revenue Required

WARRANTY DEED

(MARRIED PERSONS)

KNOW ALL MEN BY THESE PRESENTS:

That, Tony M. Tidwell and Kathy Tidwell, husband and wife, Grantors 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 of
Jonesboro, Arkansas, Grantee, the receipt and sufficiency of which is hereby acknowledged, do hereby grant, bargain,
sell and convey unto the Grantee, and unto its successors and assigns forever, the following lands lying in the County of
Craighead and the State of Arkansas to-wit:

A Part of the Southeast Quarter of the Southeast Quarter of Section 8, Township 14 North, Range 4 East, Craighead County, Arkansas, being more particularly described as follows: Commencing at the Southeast corner of the Southeast Quarter of the Southeast Quarter of Section 8, Township 14 North, Range 4 East, Craighead County, Arkansas; Thence South 87° 36' 33" West along the South line of the Southeast Quarter of the Southeast Quarter of Section 8, aforesaid, 661.50 feet to the Point of Beginning; thence continue South 87° 36' 33" West 209.30 feet; thence North 00° 45' 40" West departing said South line, 420.00 feet; thence North 87° 36' 33" East 209.30 feet; thence South 00° 45' 40" East 420.00 feet to the point of beginning, containing in all 87,870 square feet or 2.02 acres, more or less, and subject to easements, restrictions, reservations and rights-of-way of record.

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 and unto its successors and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging.

And the Grantors hereby covenant with the Grantee that they will forever warrant and defend the title to the above described lands against all claims whatsoever.

And we, Tony M. Tidwell and Kathy Tidwell, husband and wife, for the consideration recited herein, do hereby release and relinquish unto the Grantee and unto its successors and assigns, all of our right of dower, curtesy, and homestead in and to said lands.

WITNESS our hands and seals on this 18th day of April, 2008.

| I hereby certify under pena swearing that the legally co of documentary stamps hav on this instrument. Exemp consideration paid if none | orrect amount we been placed of or no | 4-11 c | agent | M n | ~ 0 110 |
|---|---|-----------|-------------|-----------------------|----------|
| GRANTEE OR AGENT: GRANTEE'S ADDRESS: | City of Jonesboro 5/5 W. | Little 6. | | ony M. Tidwell | Glivelly |
| | Some | boro, a | .)2401 K | Kathu athy Tidwell | Jedux W |

ACKNOWLEDGMENT

| STATE OF ARKANSAS |) | | |
|---------------------|---|-----|--|
| |) | SS. | |
| COUNTY OF CRAIGHEAD |) | | |

BE IT REMEMBERED, that on this day came before me, the undersigned, a notary public within and for the County and State aforesaid, duly commissioned and acting, Tony M. Tidwell and Kathy Tidwell, husband and wife, to me well known as (or satisfactorily proven to be) the persons whose names are subscribed to the foregoing instrument and acknowledged that they had executed the same for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this <u>18th</u> day of April, 2008.

My commission Expires:

DIAN STREET

NOTARY PUBLIC - STATE OF ARKANSAS

CRAIGHEAD COUNTY

My Commission Expires: 3 - 3 - 2013

DEED BY 772 FG 547 - 548

CAPATE PACES 2008

Notary Public RECORDED IN,

DIAN STREET OFFICIAL RECORDS OF

CRAIGHEAD COUNTY

ANN HUDSON

CTECHT SIEDE

SECTION D.C.