

Job No. R00059
Tract Nos. 1, 26

**WARRANTY DEED WITH CONTROL OF ACCESS
DONATION**


KNOW ALL MEN BY THESE PRESENTS:

That **City of Jonesboro, Arkansas, Grantor**, by resolution hereunto duly authorized for and in consideration of the mutual covenants and benefits inuring to the parties hereto, does hereby grant, bargain, deliver, quitclaim and donate to the **Arkansas State Highway Commission, Grantee** and unto its successors and assigns forever, the following lands, together with all abutter's existing, future and potential common law or statutory rights of access between the herein described property and the Grantor's remaining abutting and contiguous land, but saving and excepting such minerals therein and thereunder, as oil, gas, distillate, condensate, salt water and its component parts, and all other hydrocarbons which do not interfere with the surface use for highway purposes, lying and being described as follows, to-wit:

Tract 1:

Part of the Southwest Quarter of the Northwest Quarter of Section 23, Township 14 North, Range 3 East, Craighead County, Arkansas, more particularly described as follows:

Starting at an axle being used as the Quarter corner of Sections 22 & 23, thence North 00° 26' 48" East along the West line of the Northwest Quarter of Section 23 a distance of 1,701.12 feet to a point on the Easterly right of way line of U. S. Highway 63 as established by AHTD Job 10743; thence South 40° 26' 45" East along said right of way line a distance of 80.66 feet to a point; thence South 07° 42' 12" East along said right of way line a distance of 309.38 feet to a point on the North line of the Southwest Quarter of the Northwest Quarter of Section 23 for the point of beginning; thence North 88° 49' 24" East along said North line a distance of 65.29 feet to a point on the Easterly right of way line of U. S. Highway 63 as established by AHTD Job R00059; thence South 02° 25' 00" East along said right of way line a distance of 278.97 feet to a point on the Easterly right of way line of U. S. Highway 63 as established by AHTD Job 10743; thence North 19° 08' 53" West along

 *This instrument prepared under the
Supervision of J. Ted Blagg, Title Attorney
Arkansas State Highway & Transportation Dept.
P.O. Box 2261, Little Rock, Arkansas 72209*

said right of way line a distance of 197.37 feet to a point; thence North 07° 42' 12" West along said right of way line a distance of 91.75 feet to the point of beginning and containing 0.25 acres more or less as shown on plans prepared by the AHTD referenced as Job R00059. JGW/crr 08/20/04.

Tract 26:

Part of the Southwest Quarter of the Northwest Quarter of Section 23, Township 14 North, Range 3 East, Craighead County, Arkansas, more particularly described as follows:

Starting at an axle being used as the Quarter corner of Sections 22 & 23; thence North 00° 26' 48" East along the West line of the Northwest Quarter of Section 23 a distance of 357.34 feet for the point of beginning; thence continue North 00° 26' 48" East along said West line a distance of 501.00 feet to a point on the Westerly right of way line of U. S. Highway 63 as established by AHTD Job 10743; thence South 25° 33' 57" East along said right of way line a distance of 103.51 feet to a point; thence South 26° 40' 06" East along said right of way line a distance of 452.42 feet to a point; thence South 89° 14' 42" West a distance of 251.66 feet to the point of beginning and containing 1.44 acres more or less as shown on plans prepared by the AHTD referenced as Job R00059. JGW/crr 9/10/04.

TO HAVE AND TO HOLD the same, including all Grantor's easement, access, and abutters' rights in any and all remaining and adjoining lands to, from, and across **U.S. Highway 63** or such other controlled access facilities as may be constructed, unto the said Arkansas State Highway Commission and unto its successors and assigns forever.

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

IN WITNESS WHEREOF, the City of Jonesboro, Arkansas has caused these presents to be executed by its Mayor and City Clerk on this 5th day of July, 2005.



ACKNOWLEDGMENT

STATE OF)

COUNTY)

BE IT REMEMBERED, that on this day before the undersigned, a Notary Public, within and for the County and State aforesaid, duly commissioned and acting, appeared the within named Douglas G. Formon and Donna K. Jackson, and being the Mayor and City Clerk, respectively, of the City of Jonesboro, Arkansas, a Municipal Corporation, and who had been designated by said corporation to execute the above instrument, to me well known, who stated that they were the Mayor and the City Clerk of said city, a Municipal Corporation, and were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and on the behalf of said Municipal Corporation, and further stated and acknowledged that they 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 seal on this 5th day of

July, 2005.

Kathy Keeton
 , NOTARY PUBLIC



MY COMMISSION EXPIRES:

3/2/2010

DEED BOOK 701 PAGE 517 - 519
 DATE 07/08/2005
 TIME 04:45:56 PM
 RECORDED IN,
 OFFICIAL RECORDS OF
 CRAIGHEAD COUNTY
 ANN HUDSON
 CIRCUIT CLERK
William Hunter, D.C.
 RECEIPT# 137531