LTC Warranty Deed Corportation.rtf

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Please Return To:

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

Fax: 870-935-6548

File Number: 14-066516-300

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

4011114

1 4 R - 0 1 0 5 JB2014R-010594 ANN HUDSON CRAIGHEAD COUNTY RECORDED ON:

07/03/2014 11:02AM

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 Jeremy Moore, Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee and unto his heirs 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 any recorded: assessments, building lines, easements, mineral reservations and/or conveyances, and restrictions, if any.

TO HAVE AND TO HOLD the above described lands unto the Grantee and unto his heirs and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging.

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

IN TESTIMONY WHEREOF, The name of the Grantor is hereunto affixed by its Mayor and City Clerk and its seal affixed this \_\_\_\_\_ day of June, 2014.

I certify under penalty of false swearing City of Jonesboro, Arkansas that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument. Exempt or no consideration paid if none shown. GRANTEE OR AGENT: GRANTEE'S ADDRESS: ACKNOWLEDGMENT STATE OF ARKANSAS SS. COUNTY OF CRAIGHEAD BE IT REMEMBERED that on this 15+ day of June, 2014, came before me, the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, Harold Perrin and Donna Jackson, to me personally well known (or satisfactorily proven to be), who stated that they were the Mayor and the City Clerk of City of Jonesboro, Arkansas, a corporation, and were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and on behalf of said corporation, and further stated and acknowledged that they had so signed, executed and delivered the foregoing instrument for the consideration, uses and purposes therein mentioned and set forth. IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 2014. My commission Expires:

OFFICIAL SEAL - #12392061

DIAN STREET

NOTARY PUBLIC-ARKANSAS

CRAIGHEAD COUNTY

MY COMMISSION EXPIRES: 02-05-2023

## EXHIBIT "A"

Tract 1: Part of the Northeast Quarter of the Southwest Quarter of Section 13, Township 14 North, Range 3 East, more particularly described as follows: Begin at a point on the South boundary line of the right-of-way of the St. Louis Southwestern Railway Company, which point is 203 feet South of the Northeast corner of the Southwest Quarter of Section 13 aforesaid; thence South 68 feet; thence Westerly 508 feet to a point 53 point South of the South boundary line of the right-of-way of the St. Louis Southwestern Railway Company; thence North 53 feet to the South boundary line of the right-of-way of the said Railway Company; thence in an Easterly direction along the South boundary line of the right-of-way of the said St. Louis Southwestern Railway Company to the point of beginning; said tract being a part of Lot 4 of Cobb's Survey of the Northeast Quarter of the Southwest Ouarter of Section 13, Township 14 North, Range 3 East, Craighead County, Arkansas.

Tract 2: Begin at the Northeast corner of the Northeast Quarter of the Southwest Quarter of Section 13, Township 14 North, Range 3 East; thence South on the half Section line 203 feet to the intersection of the South right-of-way line of the St. Louis & Southwestern Railroad; thence South 83° 20' West along said railroad right-of-way line 510 feet; thence South 1° 35' East 53 feet to the point of beginning proper; thence North 84° 57' East 250 feet; thence South 1° 35' East 58.4 feet; thence South 85° 57' West 250 feet; thence North 1° 35' West 54 feet to the point of beginning proper; said tract being a part of Lot 4 of Cobb's Survey of the Northeast Quarter of the Southwest Quarter of Section 13, Township 14 North, Range 3 East, Craighead County, Arkansas.

Tract 3: A part of Lot 4 of Cobb's Survey of the Northeast Quarter of the Southwest Quarter of Section 13, Township 14 North, Range 3 East being more particularly described as follows: Begin at a point on the Range Line 271 feet South of the Northeast Corner of the Northeast Quarter of the Southwest Quarter of said Section 13; thence South 84° 57' West 258.0 feet; thence South 1° 35' East 58.4 feet; thence North 85° 57' East 258.0 feet; thence North 65.0 feet to the point of beginning proper.

Tract 4: The East 200 feet of the following described property: Part of the Northeast Quarter of the Southwest Quarter of Section 13, Township 14 North, Range 3 East, Craighead County, Arkansas, more particularly described as follows: Beginning on the South boundary line of the right of way of the St. Louis Southwestern Railway Company 203 feet South of the Northeast Corner of the Southwest Quarter of Section 13 aforesaid; thence running South 133 feet to the point of beginning proper; thence South 126 feet; thence West 508 feet to a point 202 feet South of the South right of way line aforesaid; thence North 95 feet; thence Easterly 508 feet to the point of beginning.