

3/15



\* J B 2 0 1 4 R - 0 1 0 5 9 4 3 \*

JB2014R-010594

ANN HUDSON  
CRAIGHEAD COUNTY  
RECORDED ON:

07/03/2014 11:02AM

BY  D. C.



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

*\* 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 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 1st day of <sup>July</sup> ~~June~~, 2014.



**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 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 Quarter 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.**