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JB2015R-007795

CANDACE EDWARDS

CRAIGHEAD COUNTY

RECORDED ON:

05/26/2015 03:26PM

BY  D. C.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Bruce Broadaway and Mona Broadaway, husband and wife, Grantors, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration paid by 1st Produce, Inc., an Arkansas Incorporation, Grantee, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said Grantee, and unto its successors and assigns forever, the following described lands situated in Craighead County, Arkansas:

The following lands in Craighead County, Arkansas to-wit: That part of the Northeast Quarter of the Northeast Quarter of Section 13, Township 14 North, Range 3 East, and that Part of the Northwest Quarter of the Northwest Quarter of Section 18, Township 14 North, Range 4 East, described as follows: Beginning at the Northwest corner of said Section 18; thence S 89° 56' 00" W, 2.90 feet; thence S 12° 47' 00" W, 215.67 feet to the true point of beginning; thence N 89° 56' 00" E, 180.04 feet; thence S 00° 34' 00" W, 235.72 feet; thence N 89° 58' 00" W, 206.47 feet; thence N 03° 23' 00" E, 25.00 feet; thence N 06° 34' 00" E, 184.20 feet; thence N 12° 47' 00" E, 28.13 feet to the true point of beginning, containing 1.06 acres more or less. Subject to a Road easement along the West side for Culberhouse Street and along the South side for Allen Avenue and any other easements that may affect said lands.

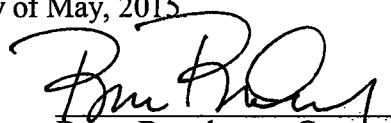
Subject to existing assessments, building lines, easements, mineral reservations and/or conveyances and restrictions of record, if any.

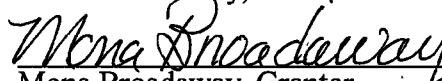
To have and to hold the same unto the said Grantee, and unto its successors and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

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

And we, the Grantors, for and in consideration of said sum of money, do hereby release and relinquish unto said Grantee all of our rights of dower, curtesy and possibility of homestead in and to said lands.

WITNESS my hand this 22nd day of May, 2015


Bruce Broadaway, Grantor


Mona Broadaway, Grantor

ACKNOWLEDGMENT

STATE OF ARKANSAS)
)
COUNTY OF CRAIGHEAD)

On this day before the undersigned, a Notary Public duly qualified and acting in and for the county and state aforesaid, personally appeared Bruce Broadaway and Mona Broadaway, husband and wife, satisfactorily proven to be the persons whose names appear as Grantors in the foregoing instrument, and stated that they have executed the same for the consideration, uses and purposes therein stated.

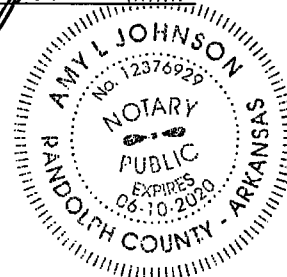
And on the same day also voluntarily and personally appeared before me each Grantor separately, and in the absence of such Grantor's spouse declared that they had executed the foregoing instrument of their own free will and had signed and sealed the relinquishment of dower and homestead therein expressed, for the purposes and consideration therein stated.

In witness whereof I hereunto set my hand and official seal this 22nd day of May, 2015.

Amy L. Johnson
Notary Public

My Commission Expires:

10/10/20



Certificate

We certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument.

Grantee:

Judy

Grantee's Address:

5016 Wakefield Dr
Jonesboro, Ar 72404

This instrument prepared by:

Owens, Mixon, & Gramling P.A.
P.O. Box 4015
Jonesboro, Arkansas 72403
(870) 336-6505



STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION
MISCELLANEOUS TAX SECTION
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 2015030004

Grantee: 1ST PRODUCE, INC.
Mailing Address: 5016 WAKEFIELD DRIVE
JONESBORO AR 724040000

Grantor: BRUCE BROADAWAY AND MONA BROADAWAY
Mailing Address: 2206 AUTUMN DRIVE
JONESBORO AR 724040000

Property Purchase Price: \$165,000.00
Tax Amount: \$544.50
County: CRAIGHEAD
Date issued: 05/26/2015
Stamp ID: 625221632

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument.

Grantee or Agent Name (printed): Amy L. Johnson
Grantee or Agent Name (signature): *Amy L. Johnson* **Date:** 5/22/15
Address: 5016 Wakefield Dr.
City/State/Zip: Jonesboro, AR 72404