

Job No. 10992Tract No. 2W A R R A N T Y D E E D

KNOW ALL MEN BY THESE PRESENTS:

THAT Jonesboro Downtown Improvement District No. 1

for and in consideration of the sum of ONE AND NO/100 --  
dollars, (\$ 1.00 ),

and other good and valuable consideration, cash in hand paid by the Arkansas State Highway Commission, the receipt of which is hereby acknowledged, hereby grant, bargain, sell and convey unto the Arkansas State Highway Commission, and unto its successors and assigns forever the following lands, save and except 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 situated in the County of Craighead,

State of Arkansas, to-wit:

All of Lots 2 and 3 and part of Lots 1, 4, 7, 8, and 9 and the alley adjacent thereto of Moore Subdivision to the City of Jonesboro, Craighead County, Arkansas, more particularly described as follows:

Starting at the Northwest corner of Lot 1 of Moores Subdivision to the City of Jonesboro; thence North 89° 57' East along the North line of said Lot a distance of 26.0 feet to a point on the proposed Western right of way line of Main Street for the point of beginning; then continue North 89° 57' East along said North line a distance of 6 feet to a point on the existing Westerly right of way line of Main Street; thence South 00° 52' West along said existing right of way line a distance of 166.7 feet to a point; thence South 89° 57' West a distance of 179.0 feet to a point on the proposed Westerly right of way line of Main Street; thence North 35° 10' East along said proposed right of way line a distance of 204.0 feet to the point of beginning and containing 20,254 square feet, more or less or 0.46 acre, more or less.

AND ALSO:

Part of Lots 10, 11, 12, 13, and 14 and the alley adjacent thereto of Carson Subdivision to the City of Jonesboro, Craighead County, Arkansas, more particularly described as follows:

Starting at the Southeast corner of Lot 10 of Carson Subdivision to the City of Jonesboro; thence South  $89^{\circ} 57'$  West along the South line of said lot a distance of 67.3 feet to a point on the proposed Westerly right of way line of Main Street for the point of beginning; thence continue South  $89^{\circ} 57'$  West along said proposed right of way line and along the South line of said lot a distance of 22.7 feet to the Southwest corner of said lot; thence North  $00^{\circ} 35'$  East along the West line of Lots 10, 11, and 14 a distance of 101.7 feet to the Northwest corner of Lot 14; thence North  $89^{\circ} 57'$  East along the North line of Lots 13 and 14 a distance of 190.5 feet to a point on the existing Westerly right of way line of Main Street; thence South  $00^{\circ} 52'$  West along said existing right of way line a distance of 60.0 feet to a point on the proposed Westerly right of way line of Main Street; thence North  $63^{\circ} 09'$  West along said proposed right of way line a distance of 132.6 feet to a point; thence South  $36^{\circ} 06'$  West along said proposed right of way line a distance of 80.4 feet to a point; thence South  $03^{\circ} 28'$  West along said proposed right of way line a distance of 36.8 feet to the point of beginning and containing 7,557 square feet, more or less or 0.17 acre, more or less.

AND ALSO:

Part of Lots 1 thru 5 of I. O. Hughes Subdivision to the City of Jonesboro, Craighead County, Arkansas, more particularly described as follows:

Starting at the Northeast corner of Lot 1 of I. O. Hughes Subdivision to the City of Jonesboro; thence South  $89^{\circ} 36'$  West along the North line of said lot a distance of 29.1 feet to a point on the proposed Easterly right of way line of Main Street; thence South  $15^{\circ} 06'$  West along said proposed right of way line a distance of 114.1 feet to a point on the South line of Lot 5; thence South  $89^{\circ} 36'$  West along the South line of said lot a distance of 37.2 feet to a point on the existing Easterly right of way line of Main Street; thence North  $01^{\circ} 14'$  East along said existing right of way line a distance of 110.0 feet to the Northwest corner of Lot 1; thence North  $89^{\circ} 36'$  East along the North line of said lot a distance of 64.6 feet to the point of beginning and containing 5,598 square feet, more or less, or 0.13 acre, more or less.

AND ALSO:

Part of Lots 9, 10, 25, 26 and 27 of Cates Subdivision to the City of Jonesboro, Craighead County, Arkansas, more particularly described as follows:

Starting at the Northeast corner of Lot 9 of Cates Subdivision to the City of Jonesboro; thence South  $89^{\circ} 36'$  West along the North line of said lot a distance of 72.0 feet to a point on the proposed Easterly right of way line of Main Street for the point of beginning; thence South  $15^{\circ} 06'$  West along said proposed right of way line a distance of 116.8 feet to a point on the existing Easterly right of way line of Main Street; thence North  $01^{\circ} 14'$  East along said existing right of way line a distance of 112.6 feet to the Northwest corner of Lot 9; thence North  $89^{\circ} 36'$  East along the North line of said lot a distance of 28.0 feet to the point of beginning and containing 1,578 square feet, more or less or 0.04 acre, more or less.

The combined area of the four parcels is 34,987 square feet, more or less or 0.80 acre, more or less.

Starting at the Southeast corner of Lot 10 of Carson Subdivision to the City of Jonesboro; thence South  $89^{\circ} 57'$  West along the South line of said lot a distance of 67.3 feet to a point on the proposed Westerly right of way line of Main Street for the point of beginning; thence continue South  $89^{\circ} 57'$  West along said proposed right of way line and along the South line of said lot a distance of 22.7 feet to the Southwest corner of said lot; thence North  $00^{\circ} 35'$  East along the West line of Lots 10, 11, and 14 a distance of 101.7 feet to the Northwest corner of Lot 14; thence North  $89^{\circ} 57'$  East along the North line of Lots 13 and 14 a distance of 190.5 feet to a point on the existing Westerly right of way line of Main Street; thence South  $00^{\circ} 52'$  West along said existing right of way line a distance of 60.0 feet to a point on the proposed Westerly right of way line of Main Street; thence North  $63^{\circ} 09'$  West along said proposed right of way line a distance of 132.6 feet to a point; thence South  $36^{\circ} 06'$  West along said proposed right of way line a distance of 80.4 feet to a point; thence South  $03^{\circ} 28'$  West along said proposed right of way line a distance of 36.8 feet to the point of beginning and containing 7,557 square feet, more or less or 0.17 acre, more or less.

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AND ALSO:

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The combined area of the four parcels is 34,987 square feet, more or less or 0.80 acre, more or less.

TO HAVE AND TO HOLD the same unto the said Arkansas State Highway Commission and unto its successors and assigns forever.

And the Jonesboro Downtown Improvement District No. 1 hereby covenants with the said Arkansas State Highway Commission that it will forever warrant and defend the title to said lands and property against the lawful claims of any and all persons whomsoever.

IN WITNESS WHEREOF, Jonesboro Downtown Improvement District No. 1 has caused these presents to be executed by its duly authorized officers on this 28th day of JANUARY, 1981.

JONESBORO DOWNTOWN IMPROVEMENT  
DISTRICT NO. 1

BY

Joe Heinemann  
Joe Heinemann, Chairman

ATTEST:

Danny McDaniels  
Danny McDaniels, Secretary

CORPORATE ACKNOWLEDGMENT

STATE OF )  
 ) SS:  
COUNTY OF )

BE IT REMEMBERED, that on this day came before the under-  
signed, a Notary Public within and for the County aforesaid,  
duly commissioned and acting, Joe Heinemann  
and Danny McDaniels to me well known, who  
stated that they were the **Chairman** and the Secretary of the  
Jonesboro Downtown Improvement District No. 1,  
a corporation, and were duly authorized in their respective  
capacities to execute the foregoing instrument for and in the  
name and behalf of said corporation, and further stated that  
they had executed the same for the consideration and purposes  
therein mentioned and set forth.

WITNESS my hand and Seal as such Notary Public on this  
29<sup>th</sup> day of January, 1981.

My commission expires:  
July 12, 1982

Susan B. Weeks  
NOTARY PUBLIC

FILED FOR RECORD  
This 19 day of Feb., 1981  
At 10:00 o'clock P M.  
DIANE PARKER  
Circuit & Chancery Court Clerk  
By Rose Hardin D.C.

CERTIFICATE OF RECORD  
STATE OF ARKANSAS )  
County of Craighead ) SS  
I, Diane Parker, Clerk of the Circuit Court and Ex-Officio  
Recorder for the County aforesaid do hereby certify that the an-  
nexed and foregoing instrument of writing was filed for record  
in my office on 19th day of February A.D. 1981  
at 10:00 o'clock a M., and the same is now duly recorded,  
with the acknowledgment and certificate thereon, in Record  
Book, Vol. 286 Page 749  
IN TESTIMONY WHEREOF, I have hereunto set my hand and  
affixed the seal of said court this 19th day of  
February A.D. 1981  
Diane Parker, Circuit & Chancery Court Clerk  
By Sheila Smith Deputy Clerk

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