

Please Return To:

Lenders Title Company  
2207 Fowler Avenue  
Jonesboro AR, 72401  
Phone: 870-935-7410  
Fax: 870-935-6548

File Number: 09-055659-300

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*

FOR RECORDER'S USE ONLY

## WARRANTY DEED (CORPORATION)

### KNOW ALL MEN BY THESE PRESENTS:

That, City Water and Light Plant of the City of Jonesboro, Arkansas, Grantor, a corporation organized under and by virtue of the laws of the State of Arkansas, by and through its President , 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 City of Jonesboro, Arkansas, Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee and unto its successors 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 existing assessments, building lines, easements, mineral reservations and/or conveyances, and restrictions, of record, if any.

**TO HAVE AND TO HOLD** the above described lands unto the Grantee and unto its successors 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 President and its seal affixed  
 this 3rd day of February, ~~2009~~ <sup>2010</sup>.

I hereby certify under penalty of false  
 swearing that the legally correct amount  
 of documentary stamps have been placed  
 on this instrument. Exempt or no  
 consideration paid if none shown

City Water and Light Plant of the City of  
 Jonesboro, Arkansas

GRANTEE OR AGENT:

*Lender Title Agent*  
 Co. City of Jonesboro, Arkansas

By: 

Ron Bowen, President

GRANTEE'S ADDRESS:

*515 W. Washington*  
*Jonesboro, AR*  
*72401*

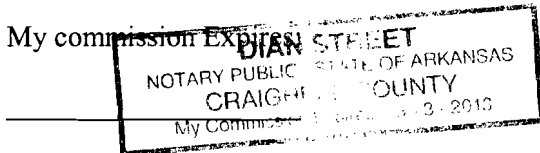
### ACKNOWLEDGMENT

STATE OF ARKANSAS )  
 ) SS.  
 COUNTY OF CRAIGHEAD )

2010.  
 BE IT REMEMBERED that on this 3rd day of February, ~~2009~~ <sup>2010</sup>, came before me, the undersigned, a  
 Notary Public, duly commissioned, qualified and acting, within and for the said County and State, Ron Bowen, to me  
 personally well known (or satisfactorily proven to be), who stated that he the President of City Water and Light Plant of  
 the City of Jonesboro, Arkansas, a corporation, and was duly authorized in his capacity to execute the foregoing  
 instrument for and in the name and on behalf of said corporation, and further stated and acknowledged that he 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 3rd day of  
February, ~~2009~~ <sup>2010</sup>.

*Dian Street*  
 Notary Public



**EXHIBIT "A"**

**Tract 1: Part of the East Half of the Southwest Quarter of Section 10, Township 14 North, Range 3 East, Craighead County, Arkansas, being more particularly described as follows: Beginning at the Northwest corner of the Southeast Quarter of the Southwest Quarter of said Section 10; thence North 1 degree 09' West 349.0 feet to the (1987) Southerly right of way line of U. S. Highway 63-B; thence South 76 degrees 55' 35" East along said right of way line 606.2 feet to the point of beginning proper; thence continue South 76 degrees 55' 35" East along said right of way line 470.8 feet; thence South 13 degrees 07' 25" West 226.0 feet to the centerline of a ditch; thence North 77 degrees 28' West along said ditch centerline 453.4 feet to the centerline of a ditch; thence North 08 degrees 49' East along said ditch centerline 231.0 feet to the point of beginning proper, containing 2.42 acres, more or less, LESS AND EXCEPT the following tract: Begin at the Northwest corner of the Southeast Quarter of the Southwest Quarter of Section 10, Township 14 North, Range 3 East; thence North 01 degrees 09' West 349.00 feet to the Southerly right of way line of U.S. Highway #63-B; thence South 76 degrees 55' 35" East along said right of way line 606.20 feet to the point of beginning proper; thence South 76 degrees 47' 18" East along aforesaid right of way line 110.36 feet; thence South 08 degrees 36' 05" West 230.79 feet; thence North 77 degrees 28' West 110.26 feet; thence North 08 degrees 36' 05" East 232.10 feet to the point of beginning proper, containing 0.58 acre, more or less.**

**Tract 2: Part of the East Half of the Southwest Quarter of Section 10, Township 14 North, Range 3 East, Craighead County, Arkansas, being more particularly described as follows: Begin at the Northwest corner of the Southeast Quarter of the Southwest Quarter of said Section 10; thence North 88 degrees 51' East 20 feet; thence North 01 degree 09' West 379 feet; thence South 76 degrees 38' East 1048 feet; thence South 01 degree 21' East 29.5 feet to the point of beginning proper; thence South 76 degrees 58' East 115 feet; thence South 01 degree 21' East 225 feet; thence North 76 degrees 58' West 170.9 feet; thence North 13 degrees 02' East 218 feet to the point of beginning proper, containing 0.72 acres, more or less.**

**The following described property is excepted from Tracts 1 and 2: Part of the Northeast Quarter of the Southwest Quarter of Section 10, Township 14 North, Range 3 East, Craighead County, Arkansas, more particularly described as follows: Starting at the Southeast corner of Lot 2 of Carr's West Side Addition; thence North 10 degrees 21' 45" East along the East line thereof 339.27 feet to a point on the Southerly existing right of way line of U.S. Highway 63B; thence South 75 degrees 09' 02" East along said existing right of way line 110.37 feet to the point of beginning; thence continue South 75 degrees 09' 02" East along said existing right of way line 475.54 feet; thence North 00 degrees 32' 53" East 13.56 feet to a point on the Southerly proposed right of way line of U.S. Highway 63B; thence North 76 degrees 15' 00" West along said proposed right of way line 477.22 feet; thence South 10 degrees 14' 55" West a distance of 22.37 feet to the point of beginning, containing 0.19 acre, more or less.**

**Tracts 1 and 2 being known as a part of Rural Water Service Minor Plat as shown by Plat recorded in Plat Cabinet "C" at Page 205 in the records of Jonesboro, Craighead County, Arkansas, subject to easements as shown on recorded plat.**

DATE 02/04/2010  
TIME 02:57:55 PM  
RECORDED IN,  
OFFICIAL RECORDS OF  
CRAIGHEAD COUNTY  
ANN HUDSON  
CIRCUIT CLERK  
RECEIPT# 198678