

# Warranty Deed

WITH RELINQUISHMENT OF DOWER & CURTESY

Know All Men By These Presents:

THAT WE, William J. Hodges 191  
and Mary E. Hodges, also known as Mary Barnett Hodges his wife,

for and in consideration of the sum of TEN AND NO/100  
-----  
----- (\$10.00) ----- DOLLARS  
and other good and valuable considerations to us in hand paid by  
Cleophus Bryant and Lois J. Bryant, his wife, as tenants by the  
entirety, the receipt of which is hereby acknowledged,

do hereby grant, bargain, sell and convey unto the said Cleophus Bryant and Lois J.  
Bryant, his wife, as tenants by the entirety,

and unto their heirs and assigns forever, the following lands lying in the County of Craighead and  
State of Arkansas, to-wit:

The West 25 feet of Lot 1; All of Lots 2 and 3; the East 30 feet of  
the South 80 feet of Lot 4; All of Lots 10 and 11; and the West 25  
feet of Lot 12, all in Block 2 of Dixon's Third Addition to the City  
of Jonesboro, Arkansas, as shown by Plat in Deed Record 26 Page 391  
at Jonesboro, Arkansas.

To have and to hold the same unto the said Cleophus Bryant and Lois J. Bryant,  
his wife, as tenants by the entirety,

and unto THEIR heirs and assigns forever, with all appurtenances thereunto belonging.

And we hereby covenant with said Cleophus Bryant and Lois J. Bryant, his  
wife, as tenants by the entirety,

that we will forever warrant and defend the title to the said lands against all claims whatever.

And we, William J. Hodges and Mary E. Hodges, also known as Mary  
Barnett Hodges, his wife,

for and in consideration of the said sum of money, do hereby release and relinquish unto the said

Cleophus Bryant and Lois J. Bryant, his wife, as tenants by the  
entirety,

our rights of dower, curtesy and possibility of Homestead in and to said lands.

WITNESSE our hands and seals on this 7th day of June, 1984

This instrument prepared by:  
Jack Segars, Attorney at Law  
Jonesboro, Arkansas.

William J. Hodges (L.S.)  
William J. Hodges

Mary E. Hodges (L.S.)  
Mary E. Hodges

191

ACKNOWLEDGMENT

STATE OF ARKANSAS }  
COUNTY OF CRAIGHEAD } SS

\_\_\_\_\_  
\_\_\_\_\_  
SS

192

BE IT REMEMBERED, That on this day came before me the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting William J. Hodges and Mary E. Hodges, also known as Mary Barnett Hodges, his wife, to me well known as the grantors in the foregoing Deed, and stated that they had executed the same for the consideration and purpose therein mentioned and set forth.

And on the same day also voluntarily appeared before me each of the said grantors separately, and each grantor in the absence of such grantor's spouse declared that he or she had, of his or her own free will, executed said Deed and signed and sealed the relinquishment of dower, curtesy and homestead in the said Deed for the consideration and purposes therein contained and set forth, without compulsion or undue influence of such grantor's spouse.

WITNESS my hand and seal as such Notary Public on this 7th day of June, 1984

My Commission Expires:

11-1-84

Jimmie L. Foster  
Notary Public

CERTIFICATE OF RECORD

STATE OF ARKANSAS, }  
County of Craighead } ss.

\_\_\_\_\_  
\_\_\_\_\_

I, DIANE PARKER, Circuit Clerk and Ex-Officio Recorder

for the County aforesaid, do hereby certify that the annexed and foregoing instrument of writing was filed for record in my office on the 12 day of JUNE, A.D., 1984, at 11:40 o'clock A m. and the same is now duly recorded, with acknowledgements and certificates thereon in Deed Record 311 page 191

IN WITNESS WHEREOF I have hereunto set my hand and affixed the seal of said Court this 12 day of JUNE, 1984

DIANE PARKER  
Circuit Clerk and Ex-Officio Recorder

192 Marsha Harris  
D.C.

Warranty Deed

WITH  
RELINQUISHMENT OF DOWER &  
CURTESY

FROM

William E. Hodges and  
Mary E. Hodges, also  
known as Mary Barnett  
Hodges, his wife.

TO

Cleophus Bryant and Lois  
J. Bryant, his wife.

Filed for Record this 12 day of June, 1984.

at 11:40 o'clock A. M.

By Diane Parker Clerk  
Jackie Payne D.C.

*gpc*

PREPARED BY: LOGAN FINANCE CORPORATION  
RETURN TO: P.O. BOX 551  
BLYTHEVILLE, AR 72316

GRANTOR: LOGAN FINANCE CORPORATION

GRANTEE: CLEOPHUS & LOIS J. BRYANT

RELEASE OF MORTGAGE

RELEASE OF MORTGAGE

STATE OF ARKANSAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF CRAIGHEAD

ON JUNE 12, 1984, CLEOPHUS BRYANT AND LOIS J. BRYANT DELIVERED TO HOME FEDERAL SAVINGS AND LOAN ASSOCIATION, A MORTGAGE WHICH WAS FILED FOR RECORD ON THE 12TH OF JUNE, 1984 IN THE OFFICE OF THE RECORDER OF CRAIGHEAD COUNTY AND THEREIN RECORDED IN BOOK 277 PAGE 658.

IN CONSIDERATION OF THE FULL PAYMENT OF ALL INDEBTEDNESS MENTIONED IN AND SECURED BY, THE AFORESAID MORTGAGE, LOGAN FINANCE CORPORATION HEREBY RELEASES FROM THE LIEN OF SAID MORTGAGE ALL PROPERTIES DESCRIBED THEREIN AND ENCUMBERED THEREBY, AND HEREBY ACKNOWLEDGES THE FULL SATISFACTION THEREOF.

IN TESTIMONY WHEREOF LOGAN FINANCE CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS NAME AUGUST 10, 2009, BY ITS DULY AUTHORIZED PRESIDENT.

LOGAN FINANCE CORPORATION

  
BY: JOHN W. LOGAN, PRESIDENT

ATTEST:   
MAX W. LOGAN, SECRETARY

STATE OF ARKANSAS

COUNTY OF MISSISSIPPI

ON AUGUST 10, 2009, BEFORE ME, TERRY D. LONG, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED, AND ACTING WITHIN AND FOR SAID COUNTY AND STATE, APPEARED IN PERSON THE WITHIN NAMED JOHN W. LOGAN AND MAX W. LOGAN, TO ME PERSONALLY WELL KNOWN, WHO STATED THAT THEY WERE PRESIDENT AND SECRETARY OF LOGAN FINANCE 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 AND ACKNOWLEDGED THAT THEY HAD SO SIGNED, EXECUTED, AND DELIVERED SAID 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 ON AUGUST 10, 2009.



*Terry D. Long*  
NOTARY PUBLIC, IN AND FOR  
MISSISSIPPI COUNTY, ARKANSAS

DEED BK 803 PG 64 - 65  
DATE 08/14/2009  
TIME 10:24:27 AM  
RECORDED IN  
OFFICIAL RECORDS OF  
CRAIGHEAD COUNTY  
ANN HUDSON  
CIRCUIT CLERK  
*[Signature]*, D.C.  
RECEIPT# 192446



REDEMPTION DEED NO. 322223



\*JB2014R-006049 1\*

JOHN THURSTON  
COMMISSIONER OF STATE LANDS  
STATE OF ARKANSAS  
Issued under the provisions of Act 151 of 1891  
Act 626 of 1983 and Act 814 of 1987



ANN HUDSON  
CRAIGHEAD COUNTY  
RECORDED ON:  
04/22/2014 03:59PM

BY , D. C.

THE STATE OF ARKANSAS  
To All Whom these Presents Shall Come ~ GREETINGS  
KNOW YE THAT, WHEREAS The following described lands situated in the County of **CRAIGHEAD** in the State of Arkansas, to Wit:

Description: \*WESTERN DISTRICT\* Section: 18 Township: 14N Range: 4E Acreage: Lot: 1-3 Block: 2 City: JONESBORO Addition: DIXON 3RD SD: J  
Parcel Number: **1-144181-15700** Year Forfited **10-7 2009** Receipt #: **380560**

were certified to the Commissioner of State Lands, by the County Collector for the non-payment of taxes for the years hereinbelow set forth; and that the taxes, penalties, interest and cost outline below have been paid to the Commissioner of State Lands;

AND WHEREAS **CLEOPHUS & LOIS BRYANT**  
**3678 TWINMONT COVE**  
**MEMPHIS, TN 38128**

claiming to be the owner(s) of said real property, filed a petition to redeem duly verified according to the law, showing such ownership.

NOW THEREFORE, I, JOHN THURSTON, Commissioner of State Lands within the State of Arkansas, for and in consideration of **\$2,272.99** so paid and by virtue of the authority in me vested by law, do hereby release and quitclaim unto the said **CLEOPHUS & LOIS BRYANT** and their heirs and assigns forever all right, title and interest the State of Arkansas acquired under any forfeiture, sale or condemnation for taxes.

WITNESS MY HAND AND OFFICIAL SEAL **04/08/2014**

Taxes	2009 - 2012	\$1,618.33
ID Taxes		\$0.00
Interest		\$302.03
Penalty		\$161.83
County Costs		\$18.00
State Costs		\$172.80
<b>Total Paid:</b>		<b>\$2,272.99</b>

\_\_\_\_\_  
John Thurston  
Commissioner of State Lands  
  
\_\_\_\_\_  
Kelly  
Deputy Commissioner of State Lands

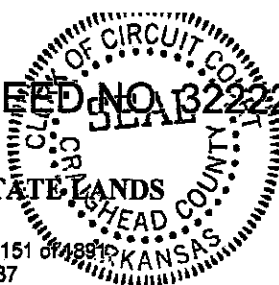


Deed Mailed to:  
**CLEOPHUS BRYANT**  
**3678 TWINMONT COVE**  
**MEMPHIS, TN 38128**



REDEMPTION DEED NO. 322224

JOHN THURSTON  
COMMISSIONER OF STATE LANDS  
STATE OF ARKANSAS  
Issued under the provisions of Act 151 of 1989, Act 626 of 1983 and Act 814 of 1987



JB2014R-006050 1\*  
ANN HUDSON  
CRAIGHEAD COUNTY  
RECORDED ON:  
04/22/2014 03:59PM

BY John Thurston, D. C.

THE STATE OF ARKANSAS  
To All Whom these Presents Shall Come ~ GREETINGS  
KNOW YE THAT, WHEREAS The following described lands situated in the County of **CRAIGHEAD** in the State of Arkansas, to Wit

Description: \*WESTERN DISTRICT\* Section: 18 Township: 14N Range: 4E Acreage: Lot: 10-12 Block: 2 City: JONESBORO Addition: DIXON 3RD SD: J  
Parcel Number: **1-144181-16100** Year Forfited **10-9 2009** Receipt #: **380561**

were certified to the Commissioner of State Lands, by the County Collector for the non-payment of taxes for the years hereinbelow set forth; and that the taxes, penalties, interest and cost outline below have been paid to the Commissioner of State Lands;

AND WHEREAS **CLEOPHUS BRYANT**  
**3678 TWINMONT COVE**  
**MEMPHIS, TN 38128**

claiming to be the owner(s) of said real property, filed a petition to redeem duly verified according to the law, showing such ownership.

NOW THEREFORE, I, JOHN THURSTON, Commissioner of State Lands within the State of Arkansas, for and in consideration of **\$548.37** so paid and by virtue of the authority in me vested by law, do hereby release and quitclaim unto the said **CLEOPHUS BRYANT** and their heirs and assigns forever all right, title and interest the State of Arkansas acquired under any forfeiture, sale or condemnation for taxes.

WITNESS MY HAND AND OFFICIAL SEAL 04/08/2014

*John Thurston*

John Thurston  
Commissioner of State Lands

*K Kelly*  
Deputy Commissioner of State Lands



Taxes	2009 - 2012	\$277.91
ID Taxes		\$0.00
Interest		\$51.87
Penalty		\$27.79
County Costs		\$18.00
State Costs		\$172.80

Total Paid: **\$548.37**



Deed Mailed to:  
**CLEOPHUS BRYANT**  
**3678 TWINMONT COVE**  
**MEMPHIS, TN 38128**



# REDEMPTION DEED NO. 364721

JOHN THURSTON  
COMMISSIONER OF STATE LANDS  
STATE OF ARKANSAS  
Issued under the provisions of Act 151 of 1891,  
Act 626 of 1983 and Act 814 of 1987



**2017R-006563**  
FILED  
**JONESBORO DISTRICT**  
CRAIGHEAD COUNTY, ARKANSAS  
CANDACE EDWARDS, CLERK & RECORDER  
04/18/2017 1:54:22 PM  
FEE: 15.00  
PAGES: 1  
CANDY DENTON

THE STATE OF ARKANSAS

To All Whom these Presents Shall Come ~ GREETINGS

KNOW YE THAT, WHEREAS The following described lands situated in the County of **CRAIGHEAD** in the State of Arkansas, to Wit

Description: \*WESTERN DIST\* E 30' S1/2 LOT 4 Section: 18 Township: 14N Range: 04E Acreage: Lot: Block: 2 City: JB Addition: DIXON 3RD SD: J

Parcel Number: **1-144181-15900**

Year Forfeited **8-4 2013**

Receipt #: **440051**

were certified to the Commissioner of State Lands, by the County Collector for the non-payment of taxes for the years hereinbelow set forth; and that the taxes, penalties, interest and cost outline below have been paid to the Commissioner of State Lands;

AND WHEREAS **CLEOPHUS BRYANT**  
**3678 TWINMONT COVE**  
**MEMPHIS, TN 38128**

claiming to be the owner(s) of said real property, filed a petition to redeem duly verified according to the law, showing such ownership.

NOW THEREFORE, I, JOHN THURSTON, Commissioner of State Lands within the State of Arkansas, for and in consideration of **\$212.55** so paid and by virtue of the authority in me vested by law, do hereby release and quitclaim unto the said **CLEOPHUS BRYANT** and their heirs and assigns forever all right, title and interest the State of Arkansas acquired under any forfeiture, sale or condemnation for taxes.

WITNESS MY HAND AND OFFICIAL SEAL **03/13/2017**

John Thurston  
Commissioner of State Lands  
  
Deputy Commissioner of State Lands

Taxes	<b>2013 - 2015</b>	<b>\$126.60</b>
Improv Or Timber tax		<b>\$0.00</b>
Interest		<b>\$17.34</b>
Penalty		<b>\$12.66</b>
County Costs		<b>\$19.00</b>
State Costs		<b>\$36.95</b>
<b>Total Paid</b>		<b>\$212.55</b>



Deed Mailed to:  
**CLEOPHUS BRYANT**  
**3678 TWINMONT COVE**  
**MEMPHIS, TN 38128**

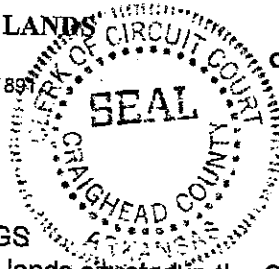


REDEMPTION DEED NO. 364722

2017R-006564

JOHN THURSTON
COMMISSIONER OF STATE LANDS
STATE OF ARKANSAS
Issued under the provisions of Act 151 of 1891
Act 626 of 1983 and Act 814 of 1987

FILED
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
CANDACE EDWARDS, CLERK & RECORDER
04/18/2017 1:54:23 PM
FEE: 15.00
PAGES: 1
CANDY DENTON



THE STATE OF ARKANSAS

To All Whom these Presents Shall Come ~ GREETINGS

KNOW YE THAT, WHEREAS The following described lands situated in the County of CRAIGHEAD in the State of Arkansas, to Wit:

Description: \*WESTERN DIST\* Section: 18 Township 14N Range: 04E Acreage: Lot: 10-12 Block: 2 City: JB Addition: DIXON 3RD SD: J

Parcel Number: 1-144181-16100

Year Forfeited 8-5 2013

Receipt #: 440052

were certified to the Commissioner of State Lands, by the County Collector for the non-payment of taxes for the years hereinbelow set forth; and that the taxes, penalties, interest and cost outline below have been paid to the Commissioner of State Lands;

AND WHEREAS CLEOPHUS BRYANT
3678 TWINMONT COVE
MEMPHIS, TN 38128

claiming to be the owner(s) of said real property, filed a petition to redeem duly verified according to the law, showing such ownership.

NOW THEREFORE, I, JOHN THURSTON, Commissioner of State Lands within the State of Arkansas, for and in consideration of \$400.47 so paid and by virtue of the authority in me vested by law, do hereby release and quitclaim unto the said CLEOPHUS BRYANT and their heirs and assigns forever all right, title and interest the State of Arkansas acquired under any forfeiture, sale or condemnation for taxes.

WITNESS MY HAND AND OFFICIAL SEAL 03/13/2017

John Thurston

John Thurston
Commissioner of State Lands

kkelly
Deputy Commissioner of State Lands

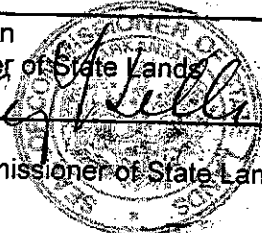


Table with 3 columns: Category, Year, Amount. Rows include Taxes, Improv Or Timber tax, Interest, Penalty, County Costs, State Costs, and Total Paid.



Deed Mailed to:

CLEOPHUS BRYANT
3678 TWINMONT COVE
MEMPHIS, TN 38128





REDEMPTION DEED NO. 380849

JOHN THURSTON
COMMISSIONER OF STATE LANDS
STATE OF ARKANSAS

Issued under the provisions of Act 151 of 1891,
Act 626 of 1983 and Act 814 of 1987

2018R-009067

FILED

JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
CANDACE EDWARDS, CLERK & RECORDER

05/07/2018 3:05:03 PM

FEE: 15.00

PAGES: 1

JAMIE HUNNICUTT

THE STATE OF ARKANSAS:

To All Whom these Presents Shall Come ~ GREETINGS:

KNOW YE THAT, WHEREAS: The following described lands situated in the County of CRAIGHEAD in the
State of Arkansas, to Wit:

Description: \*WESTERN DIST\* Section: 18 Township: 14N Range: 04E Acreage: Lot: 1-3 Block: 2 City: JB Addition: DIXON 3RD SD: J

Parcel Number: 1-144181-15700

Year Forfeited: 8-3 2013

Receipt #: 462800

were certified to the Commissioner of State Lands, by the County Collector for the non-payment of taxes for
the years hereinbelow set forth; and that the taxes, penalties, interest and cost outline below have been paid
to the Commissioner of State Lands;

AND WHEREAS CLEOPHUS & LOIS BRYANT
3678 TWINMONT COVE
MEMPHIS, TN 38128

claiming to be the owner(s) of said real property, filed a petition to redeem duly verified according to the law,
showing such ownership.

NOW THEREFORE, I, JOHN THURSTON, Commissioner of State Lands within the State of Arkansas, for
and in consideration of \$2,088.80 so paid and by virtue of the authority in me vested by law, do hereby
release and quitclaim unto the said CLEOPHUS & LOIS BRYANT and their heirs and assigns forever all right,
title and interest the State of Arkansas acquired under any forfeiture, sale or condemnation for taxes.

WITNESS MY HAND AND OFFICIAL SEAL 05/03/2018

John Thurston

Table with 3 columns: Category, Year, Amount. Rows include Taxes, Interest, County Costs, State Costs, and Total Paid.

John Thurston
Commissioner of State Lands
kkelly
Deputy Commissioner of State Lands



Deed Mailed to:
CLEOPHUS BRYANT
3678 TWINMONT COVE
MEMPHIS, TN 38128



2018R-015934

FILED

JONESBORO DISTRICT  
CRAIGHEAD COUNTY, ARKANSAS  
CANDACE EDWARDS, CLERK & RECORDER

08/13/2018 2:32:49 PM

FEE: 30.00

PAGES: 4

BELINDA GARRISON

CITY OF JONESBORO

NOTICE OF TAX LIEN

Date: 8/13/2018

To: Carol Duncan (City Attorney)

RE: Mowing

Owner: Cleophus Bryant  
Address: 3678 Twinmont Cove  
City: Memphis, TN 38128

Legal Description: DIXON 3RD ADD 1-2-3  
Section-Township-Range: 18-14-04  
Lot/Block: 1-3/2  
Subdivision: DIXON 3RD ADD  
Parcel #: 01-144181-15700

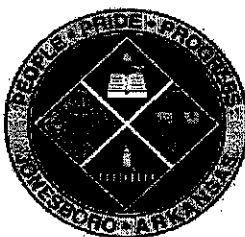
This is a request for a tax lien to be filed on: 900 Hoover #A

Amount of Lien: \$ 160.00

Thank you,  
Jonathan Smith  
Jonesboro Land Bank Director

Lien Approved by:   
City Attorney-City of Jonesboro





DATE	INVOICE NO
6/1/2018	0059221

<b>BILL TO</b>
Cleophus Bryant 3678 Twinmont Cove Memphis, TN 38128

DUE DATE
6/1/2018

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						230.00
May 2018 Mowing charges:						
Filing Fee- 900 Hoover #A	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee- 900 Hoover #A	1.00	100.00	100.00	0.00	0.00	100.00
Mowing- 900 Hoover #A	1.00	45.00	45.00	0.00	0.00	45.00
<b>INVOICE TOTAL:</b>			<b>160.00</b>	<b>0.00</b>	<b>0.00</b>	<b>160.00</b>

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

For questions please contact us at (870) 932-3042

Customer Name: Cleophus Bryant  
 Customer No: 003686  
 Account No: 0004262 - Mowing account 900 Hoover #A 01-144181-15700

DUE DATE	INVOICE NO
6/1/2018	0059221

Please remit payment by the due date to:

City of Jonesboro  
 300 South Church Street  
 PO Box 1845  
 Jonesboro, AR 72403

Invoice Total:	160.00
Discounts:	0.00
Credit Applied:	0.00
Ending Balance:	390.00

**INVOICE BALANCE: \$160.00**  
**AMOUNT PAID: \_\_\_\_\_**

# INVOICE

**Custom Care Land Management LLC**

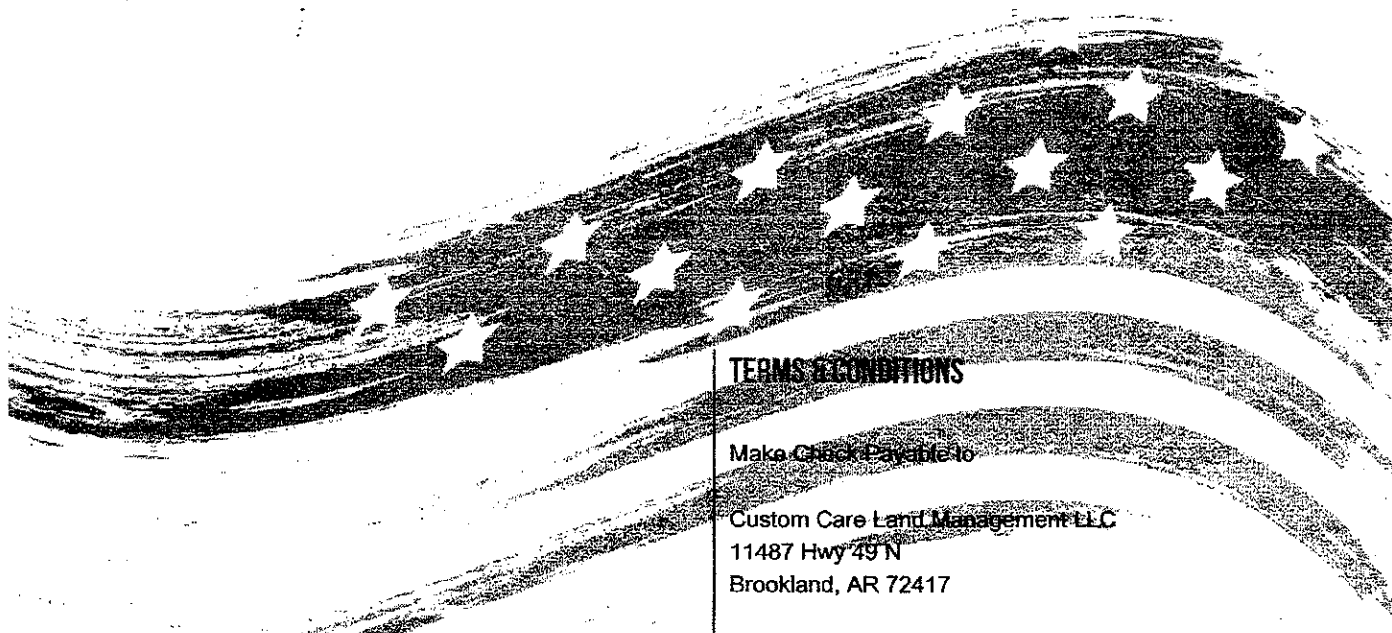
11487 HWY 49N  
Brookland, AR 72417  
(870) 273-3054

**BILL TO**  
city of Jonesboro

**INVOICE #** 140  
**INVOICE DATE** 05/18/2018

\*\*\*\*\*

DESCRIPTION	AMOUNT
113 N bridge 45.00	495.00
1506 Pratt Circle 45.00	
816 Hoover 45.00	
900 Hoover A 45.00	
900 Hoover B 45.00	
405 Easy 45.00	
910 W Jefferson 45.00	
238 N Bridge 45.00	
646 Warner 45.00	
200 Mulberry 45.00	
1014 Logan 45.00	
<b>TOTAL</b>	<b>\$495.00</b>



**TERMS & CONDITIONS**

Make Check Payable to

Custom Care Land Management LLC  
11487 Hwy 49 N  
Brookland, AR 72417

Thank You for the Business  
God Bless.

Net 10

*Thank you*



**CITY OF JONESBORO**  
**Code Enforcement**  
Request For Invoice

Date: 5-18-18

To: Becky Sharp

Property Address: 900 Hoover A APN:01-144181-15700  
Jonesboro, AR 72401

Need to send the following charges to this person.

Property Owner: BRYANT CLEOPHUS  
3678 TWINMONT CV  
MEMPHIS, TN 38128

<u>ITEMS</u>	<u>AMOUNTS</u>
Mowing & Trim Yard	\$ 45.00
Admin Fees	\$ 100.00
Filing Fees	\$ 15.00
<hr/>	
Total	\$ 160.00

Thank you,

Michael McQuay  
Jonesboro Police Department  
Code Enforcement Division  
PO Box 1845  
Jonesboro, AR 72403



2018R-015935

FILED

JONESBORO DISTRICT  
CRAIGHEAD COUNTY, ARKANSAS  
CANDACE EDWARDS, CLERK & RECORDER

08/13/2018 2:32:50 PM

FEE: 30.00

PAGES: 4

BELINDA GARRISON

CITY OF JONESBORO

NOTICE OF TAX LIEN

Date: 8/13/2018

To: Carol Duncan (City Attorney)

RE: Mowing

Owner: Cleophus Bryant  
Address: 3678 Twinmont Cove  
City: Memphis, TN 38128


Legal Description: DIXON 3RD ADD E 30' S 1/2 LOT 4  
Section-Township-Range: 18-14-04  
Lot/Block: PT 4/2  
Subdivision: DIXON 3RD ADD  
Parcel #: 01-144181-15900

This is a request for a tax lien to be filed on: 900 Hoover #B

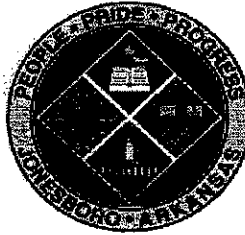
Amount of Lien: \$ 160.00

Thank you,  
Jonathan Smith  
Jonesboro Land Bank Director

Lien Approved  
by:

  
\_\_\_\_\_  
City Attorney-City of Jonesboro





DATE	INVOICE NO
6/1/2018	0059222

<b>BILL TO</b>
Cleophus Bryant 3678 Twinmont Cove Memphis, TN 38128

<b>DUE DATE</b>
6/1/2018

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						230.00
May 2018 Mowing charges:						
Filing Fee- 900 Hoover #B	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee- 900 Hoover #B	1.00	100.00	100.00	0.00	0.00	100.00
Mowing- 900 Hoover #B	1.00	45.00	45.00	0.00	0.00	45.00
<b>INVOICE TOTAL:</b>			<b>160.00</b>	<b>0.00</b>	<b>0.00</b>	<b>160.00</b>

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

For questions please contact us at (870) 932-3042

Customer Name: Cleophus Bryant  
 Customer No: 003686  
 Account No: 0034875 - Mowing Acct 900 Hoover #B #01-144181-15900

<b>DUE DATE</b>	<b>INVOICE NO</b>
6/1/2018	0059222

Please remit payment by the due date to:

City of Jonesboro  
 300 South Church Street  
 PO Box 1845  
 Jonesboro, AR 72403

Invoice Total: 160.00  
 Discounts: 0.00  
 Credit Applied: 0.00  
 Ending Balance: 390.00

**INVOICE BALANCE: \$160.00**  
**AMOUNT PAID: \_\_\_\_\_**

# INVOICE

Custom Care Land Management LLC

11487 HWY 49N  
Brookland, AR 72417  
(870) 273-3054

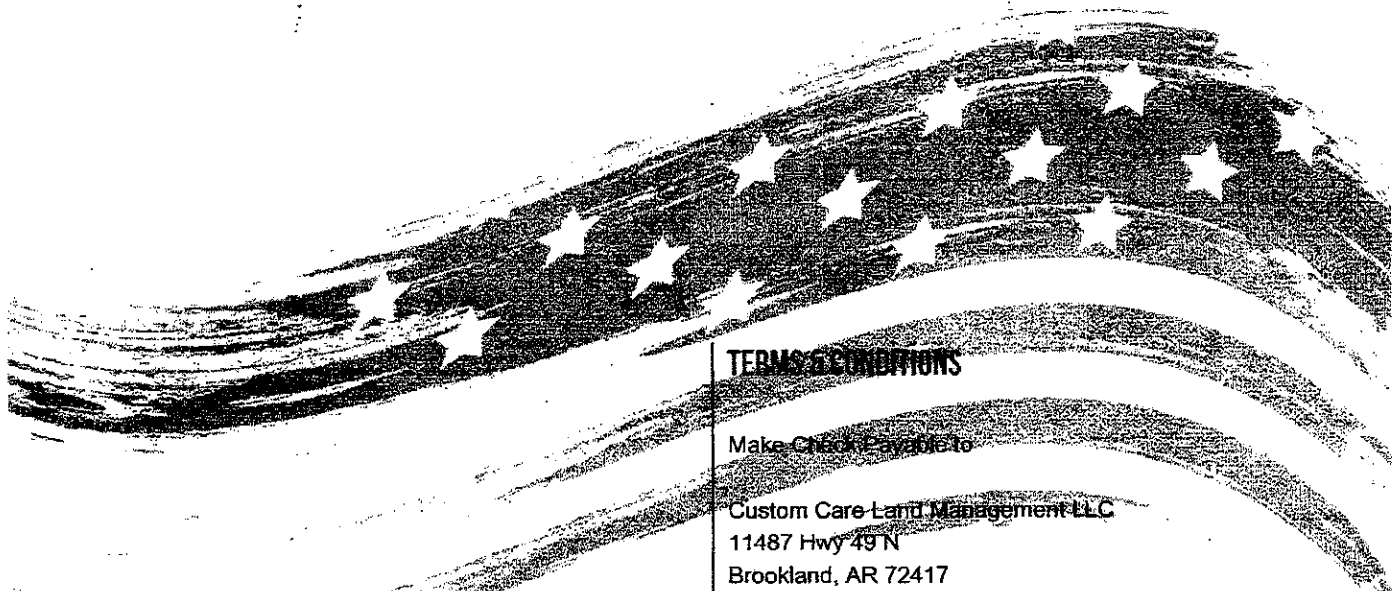
**BILL TO**  
city of Jonesboro

**INVOICE #** 140  
**INVOICE DATE** 05/18/2018

\*\*\*\*\*

DESCRIPTION	AMOUNT
113 N bridge 45.00	495.00
1506 Pratt Circle 45.00	
816 Hoover 45.00	
900 Hoover A 45.00	
900 Hoover B 45.00	
405 Easy 45.00	
910 W Jefferson 45.00	
238 N Bridge 45.00	
646 Warner 45.00	
200 Mulberry 45.00	
1014 Logan 45.00	

**TOTAL \$495.00**



**TERMS & CONDITIONS**

Make Check Payable to

Custom Care Land Management LLC  
11487 Hwy 49 N  
Brookland, AR 72417

Thank You for the Business  
God Bless.

Net 10

*Thank you*





# CITY OF JONESBORO

## Code Enforcement

Request For Invoice

Date: 5-18-18

To: Becky Sharp

Property Address: 900 Hoover B APN:01-144181-15900  
Jonesboro, AR 72401

Need to send the following charges to this person.

Property Owner: BRYANT CLEOPHUS  
3678 TWINMONT CV  
MEMPHIS, TN 38128

<u>ITEMS</u>	<u>AMOUNTS</u>
Mowing & Trim Yard	\$ 45.00
Admin Fees	\$ 100.00
Filing Fees	\$ 15.00
<hr/>	
Total	\$ 160.00

Thank you,

Michael McQuay  
Jonesboro Police Department  
Code Enforcement Division  
PO Box 1845  
Jonesboro, AR 72403

AFFIDAVIT OF STATURORY LIEN

Comes the City of Jonesboro, Arkansas by and through Carol Duncan, who states on oath that:

My name is Carol Duncan. I am the City Attorney of Jonesboro, Arkansas ("the City"), and as such I am authorized to make this affidavit.

On **October 30<sup>th</sup>, 2018**, a NOTICE TO COMPLY was mailed to **Cleophus Bryant** (the Owner on that date), at **3628 Twinmont Cove, Memphis, TN 38128**. Due to the Owner's failure to abide by the notice within the required time, the City took corrective action as was necessary, or the City caused as much of the work as was left undone by the Owner at the expiration of the time allowed. An itemized account of this indebtedness is as follows:

DATE OF SERVICE	TYPE OF WORK	ORDINANCE NUMBER	COST
08-24-2018	Bush Hog	(Ord. No. 13:053, § I, 9-17-2013)	\$370.00

The above statement of cost is true and correct and the amount of indebtedness is now due the City for cost and expenses incurred on the following described real property located in Jonesboro, Craighead County, Arkansas:

ADDRESS OF PROPERTY & LEGAL DESCRIPTION

Address: 900 Hoover

Legal Description: DIXON 3RD ADD 1-2-3

Parcel Number: 01-144181-15700

The City has made demand for payment and given the debtor notice of the City's intent to file this lien and the debtor has failed to make payment. No part of the debt has been paid and the City of Jonesboro claims a lien on this real property, pursuant to Ark. Code Ann. § 14-54-903(b) in the amount of **\$370.00** to secure this indebtedness.

Payment must be made to the City Collector's Office, 300 South Church Street, 1<sup>st</sup> Floor, Jonesboro, Arkansas 72401, within (10) days of this notification. If payment is not made within (10) days, the lien may be certified to Craighead County for collection on real estate taxes or City may pursue a judicial foreclosure in accordance with Ark. Code Ann. § 14-54-904.

**2018R-022746**

FILED

WITNESS my hand this 11-14-2018

**JONESBORO DISTRICT**  
CRAIGHEAD COUNTY, ARKANSAS  
CANDACE EDWARDS, CLERK & RECORDER  
11/15/2018 8:22:36 AM  
FEE: 30.00  
PAGES: 4  
BECKY MAHAN

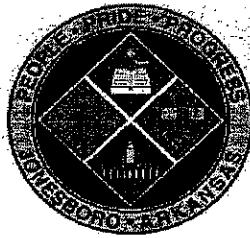
CITY OF JONESBORO, ARKANSAS  
*Carol Duncan*  
Carol Duncan, City Attorney  
JONESBORO LAND BANK  
(870) 336-7180

SUBSCRIBED AND SWORN to before me this November 14, 2018

*Mary H. Caines*  
NOTARY PUBLIC

OFFICIAL SEAL - #12347274  
**MARY H. CAINES**  
NOTARY PUBLIC-ARKANSAS  
CRAIGHEAD COUNTY  
MY COMMISSION EXPIRES: 05-03-26





DATE	INVOICE NO
8/24/2018	0059482

<b>BILL TO</b>
Cleophus Bryant 3678 Twinmont Cove Memphis, TN 38128

<b>DUE DATE</b>
8/31/2018

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
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PREVIOUS OUTSTANDING BALANCE 390.00

August 2018 Mowing Charges:

Filing Fee- 900 Hoover #A	1.00	15.00	15.00	0.00	0.00	15.00
Filing Fee- 900 Hoover #B	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee- 900 Hoover #A	1.00	100.00	100.00	0.00	0.00	100.00
Admin. Fee- 900 Hoover #B	1.00	100.00	100.00	0.00	0.00	100.00
Bush Hog- 900 Hoover #A	1.00	70.00	70.00	0.00	0.00	70.00
Bush Hog- 900 Hoover #B	1.00	70.00	70.00	0.00	0.00	70.00

**INVOICE TOTAL: 370.00 0.00 0.00 370.00**

*Staff - Jonesboro Code Enforcement*

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

For questions please contact us at (870) 932-3042

Customer Name: Cleophus Bryant  
Customer No: 003686  
Account No: 0004262 - Mowing account 900 Hoover #A 01-144181-15700

<b>DUE DATE</b>	<b>INVOICE NO</b>
8/31/2018	0059482

**Please remit payment by the due date to:**

City of Jonesboro  
300 South Church Street  
PO Box 1845  
Jonesboro, AR 72403

Invoice Total: 370.00  
Discounts: 0.00  
Credit Applied: 0.00  
Ending Balance: 760.00

**INVOICE BALANCE: \$370.00**

**AMOUNT PAID:** \_\_\_\_\_



**JONESBORO POLICE DEPARTMENT  
CODE ENFORCEMENT DIVISION**

DATE: 04/03/2018

TO: CLEOPHUS BRYANT  
3678 TWINMONT CV MEMPHIS  
, TN 38128

In regards to property located at 900 HOOVER  
JONESBORO, AR 72401 .

Our records show that you own the property listed above. We have observed that the grass is overgrown, and buildings A and B are unsecured. We are sending this letter and are allowing you the chance to correct the violation that is mentioned below by 4-16-18. If the issue is not corrected by the date listed the City will mow, weed eat, secure buildings, and place a lien on your property. Please call the Code Enforcement Office at (870) 933-4658 if you have any questions. If you would like to view the ordinance in violation online, they are available on City Clerk section of [www.jonesboro.org](http://www.jonesboro.org)

Section 1. Sec. 30-5 - Overgrown Grass, Weeds, Vines, or Low hanging Limbs  
2. Sec 105-254 Nuisance Property - Nuisance property unsecured  
3. Sec. 105-254 - Maintaining a Nuisance Property

Schmett, Eric

Code Enforcement Officer

(870)680-2252

**CERTIFIED MAIL**



7017 1000 0000 0152 2262

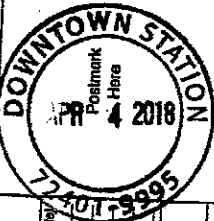
Bryant Cleophus  
3678 Twinmont Cw  
Memphis, TN 38128

NIXIE 331 CE 1 0205/04/18  
RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD  
BC: 72403184545 \*0747-01275-04-44

Jonesboro Code Enforcement  
PO Box 1845  
Jonesboro, AR 72403

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
**OFFICIAL USE**  
Certified Mail Fee



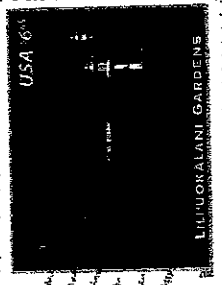
- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage \$  
Total Postage and Fees \$

Sent To Bryant Cleophus  
Street and Apt. No. - 97 PO Box No. 3678  
City, State, ZIP+4® Twinmont Cw  
Memphis, TN 38128

PS Form 3800, April 2015 PSN 7550-02-000-9017 See Reverse for Instructions

7017 1000 0000 0152 2262



45  
NLR  
RT 5825