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JB2016R-008126

CANDACE EDWARDS

CRAIGHEAD COUNTY

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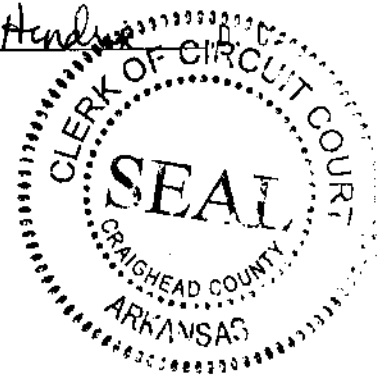
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PROFESSIONAL
TITLE SERVICES
OF ARKANSAS

Cover Sheet

BY Linda Hendrix



Type of Instrument: Warranty Deed

Grantor: Linda Crumpton Tate and Ola Faye Burrow, both unmarried persons

Grantee: City of Jonesboro, an Arkansas municipal corporation

This Instrument Prepared By:
Gardner Law Firm, P. A.
A Professional Association
P.O. Box 1965
Jonesboro, AR 72403

After Recording Return To:
Professional Title Services of Arkansas, LLC
740 Southwest Drive
Jonesboro, AR 72401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT we, LINDA CRUMPTON TATE and OLA FAYE BURROW, both unmarried persons, Grantor(s), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by CITY OF JONESBORO, an Arkansas municipal corporation, Grantee(s), the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said Grantee(s), and unto its successors and assigns forever, the following described lands lying in Craighead County, Arkansas, to-wit:

A part of the Southwest Quarter, Section 10, Township 14 North, Range 3 East, Craighead County, Arkansas, more particularly described as follows: Commencing at the Northwest Corner of said Southeast Quarter of the Southwest Quarter of Section 10, Township 14 North, Range 3 East; thence North 88° 51' East 20 feet; thence North 1° 09' West 379 feet; thence South 76° 38' East 1330.4 feet; thence South 1° 21' East 28.5 feet to the intersection of the South right of way line of Highway No. 63B and a property line fence; thence North 76° 58' West along said right of way line 167.4 feet to the point of beginning proper; thence from said point of beginning proper South 76° 58' East along the right of way line 176.4' to a property line fence; thence South 1° 21' East along said fence 200 feet; thence North 76° 38' West 167.4 feet; thence North 1° 21' West 200 feet to the point of beginning proper and containing 0.74 acre, more or less, of which 0.14 acre lies in the Northeast Quarter of the Southwest Quarter and 0.60 acre lies in the Southeast Quarter of the Southwest Quarter. LESS AND EXCEPT THE FOLLOWING DESCRIBED TRACT: Part of the East Half 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° 21' 45" West along the East line thereof a distance of 339.27 feet to a point on the Southerly existing right of way line of U.S. Highway 63B; thence South 75° 09' 02" East along said existing right of way line a distance of 585.95 feet for the point of beginning; thence continue South 75° 09' 02" East along said existing right of way line a distance of 157.45 feet to a point; thence South 00° 29' 37" West a distance of 10.46 feet to a point on the Southerly proposed right of way line of U.S. Highway 63B; thence North 76° 15' 00" West along said proposed right of way line a distance of 156.72 feet to a point; thence North 00° 32' 53" East a distance of 13.56 feet to the point of beginning and containing 0.04 acre, more or less.

To have and to hold the same unto the said Grantee(s), and unto its successors and assigns

forever, with all tenements, appurtenances and hereditaments thereunto belonging.

And we hereby covenant with said Grantee(s) that I will forever warrant and defend the title to said lands against all lawful claims whatever.

WITNESS my hand and seal on this 27 day of May, 2016.

Linda Crumpton Tate
Linda Crumpton Tate, Grantor
OLA FAYE BURROW
Ola Faye Burrow, Grantor

AMOUNT OF TAX: \$ _____
I 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.

Nesha Guest as Agent
[Grantee or Grantee's Agent]
Grantee's Address: 300 S Church St. Ste 101
Jonesboro, AR 72401



ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

On this 27 day of May, 2016, before me, a Notary Public, appeared the within named Linda Crumpton Tate and Ola Faye Burrow, to me personally well known (or satisfactorily proven to be such persons), who 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 this 27 day of May, 2016.

Nesha L. Guest
Notary Public