

Type of Instrument: Warranty Deed
Grantor: Blazer Land Holdings LLC
Grantee: City of Jonesboro

This Instrument Prepared By:
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Attorneys at Law
P.O. Box 1149
Jonesboro, Arkansas 72403

After recording Return to:
Hurst Burnett PLC
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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That **BLAZER LAND HOLDINGS, LLC, GRANTOR**, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid and given by **CITY OF JONESBORO, GRANTEE**, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto said **GRANTEE** and unto its heirs, successors and assigns forever, all of **GRANTOR'S** rights, title and interest in and to the following described real property situated in the Western District of Craighead County, Arkansas, to wit:

A part of Lot 1 of Quinn Aviation Addition to Jonesboro, Arkansas and part of the North Half of the Northwest One-Quarter, all being located in Section 10, Township 13 North, Range 03 East, Craighead County, Arkansas, being more particularly described as follows:

COMMENCING at the West One-Quarter Corner of said Section 10; Thence, North 00° 12' 22" West for a distance of 1324.18 feet to a point. Thence, North 00° 13' 29" West for a distance of 667.00 feet to a point. Thence, South 87° 59' 01" East for a distance of 1083.19 feet to a point. Thence, North 03° 10' 48" East for a distance of 127.99 feet to a point. Thence, North 86° 53' 34" West for a distance of 68.02 feet to a point. Thence, North 03° 10' 01" East for a distance of 477.58 feet to a point on the Right of Way of Arkansas Highway 49. Thence, South 87° 33' 47" East along said Right of Way for a distance of 149.25 feet to the POINT OF BEGINNING. Thence, South 87° 33' 47" East for a distance of 41.90 feet to a point. Thence, South 87° 36' 19" East for a distance of 105.52 feet to a point. Thence, South 87° 32' 57" East for a distance of 140.66 feet to a point. Thence, South 87° 30' 33" East for a distance of 7.05 feet to a point. Thence, South 00° 04' 28" East leaving said Right of Way for a distance of 296.03 feet to a point. Thence, South 89° 55' 17" West for a distance of 287.85 feet to a point. Thence, North 00° 04' 02" West a distance of 308.63 feet to the POINT OF BEGINNING, containing 2.00 acres, more or less, and being subject to all rights of way and easements of record.

***** If the property herein is developed, its use shall be strictly limited to: a fire station, short-term severe weather or disaster emergency shelter, police substation or similar short-term public safety benefit facility. If the property is not in funded process of creating a public safety benefit within seven (7) years, the property shall be conveyed back via warranty deed to Grantor, or its assigned representatives, unless additional legislation between the City of Jonesboro and Donor alters the original contract represented in the City of Jonesboro's resolution entered in conjunction herewith.

Grantee or Grantee's Agent
Grantee's Address:

