Please Return To: Lenders Title Company 2207 Fowler Avenue Jonesboro AR, 72401 Phone: 870-935-7410

Fax: 870-935-6548

File Number: 15-069214-300

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 Special Projects \_\_\_\_\_, 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:

A part of the Southwest Quarter of Section 11 and a part of the Northwest Quarter of Section 14, all lying in Township 14 North, Range 3 East, Jonesboro, Craighead County, Arkansas, being more particularly described as follows: Beginning at the Northwest corner of Section 14, Township 14 North, Range 3 East, Jonesboro, Craighead County, Arkansas, thence North 88° 50' 18" East, along the North line of said Section 14, 30.01 feet to the Easterly right-of-way line of Lacy Road, thence North 00° 36' 24" East, along said Easterly right-of-way line, 536.88 feet to the Southerly right-of-way line of United States Highway No. 63B (Dan Avenue), thence along said Southerly right-of-way line the following courses and distances: South 75° 26' 01" East, 394.51 feet, South 62° 47' 15" East, 84.05 feet, South 75° 08' 45" East, 66.43 feet to the point of beginning proper, thence continue along said Southerly right-of-way line the following courses and distances: South 75° 08' 45" East, 22.44 feet, South 83° 57' 24" East, 130.56 feet, South 75° 06' 41" East, 53.10 feet, thence South 14° 53′ 19" West, leaving said Southerly right-of-way line, 20.41 feet, thence South 01° 09' 52" West, 952.15 feet, thence South 75° 22' 43" East, 606.51 feet, thence South 00° 23' 59" West, 1131.82 feet, thence South 73° 11' 33" West, 782.30 feet to the centerline of an existing ditch, thence with the meanderings of said centerline the following courses and distances: North 02° 41' 30" East,

516.29 feet, North 01° 52' 01" East, 735.65 feet, North 01° 09' 52" East, 722.44 feet, North 07° 28' 43" West, 547.31 feet to the point of beginning proper, containing 25.20 acres, more or less, subject to all rights-of-way and easements of record.

Subject to any recorded: assessments, building lines, easements, mineral reservations and/or conveyances, and restrictions, 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 Administrator

Special Projects and its seal affixed this 21st day of September, 2015.

GRANTEE'S ADDRESS: 30	ocumentary nount has Exempt or no	City Water and Light Plant of the City of Jonesboro, Arkansas  BY: When Many Common Strates  Kevan Inboden  Title: Special Projects Administrator
-90	ACKNOWLEDG	MENT

#### ACKNOWLEDGMENT

STATE OF ARKANSAS	)		
	)	SS.	
COUNTY OF CRAIGHEAD	)		

BE IT REMEMBERED that on this 21st day of September, 2015, came before me, the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, Kevan Inboden, to me personally well known (or satisfactorily proven to be), who stated that he is the Special Projects Of City Water and Light Plant of the City of Jonesboro, Arkansas, a corporation, and duly authorized in his respective 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 21st day of September, 2015.

Notary Public Street

My commission Expires:

OFFICIAL SEAL - #12392061
DIAN STREET
NOTARY PUBLIC-ARKANSAS
CRAIGHEAD COUNTY
MY COMMISSION EXPIRES: 02-05-2023

lof2 ·

JB2015R-014941 PAGES: 2

CANDACE EDWARDS CRAIGHEAD COUNTY RECORDED ON: 09/23/2015 11:25AM

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