

This Instrument Prepared by:
ROGER U. COLBERT, P.A.
P.O. Box 638
Paragould, Arkansas 72451-0638
Telephone: (870) 236-1500

WARRANTY DEED

This indenture made this 20th day of September, 2019, by and between CitiFirst Property Group, LLC, an Arkansas limited liability company, GRANTOR, and TTJD Investments, LLC, an Arkansas limited liability company, GRANTEE, WITNESSETH:

That for and in consideration of the sum of ONE DOLLAR, cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, grantor does, by these presents, grant, bargain, sell, transfer and convey unto the said grantee and unto its successors and assigns forever, the following described lands in the Western District of Craighead County, Arkansas, to wit:

Tract 1: The West 90 feet of Lot 5 in Block 10 of Flint's Addition to the City of Jonesboro, Arkansas.

 Tract 2: Lot 21 in Phase I of West Washington Business Complex Phase I and II as shown on Plat recorded in Plat Cabinet "C" Page 102 at Jonesboro, Arkansas, being subject to easements as shown on recorded plat.

Tract 3: Part of the Southeast Quarter of Section 23, Township 14 North, Range 3 East, Jonesboro, Craighead County, Arkansas, and being more particularly described as follows: from the Northeast Corner of said Southeast Quarter of Section 23, Township 14 North, Range 3 East run S89°12'39"W a distance of 1557.20 ft. to a point; thence run S69°08'57"W a distance of 95.40 ft. to a point; thence run S00°45'03"E a distance of 60.91 ft. to a point along the South right of way line of Nettleton Avenue, said point being the point of beginning proper; thence run along said right of way, along a curve to the right, said curve having a radius of 528.73 ft., an arc length of 120.47 ft., a chord bearing of N60°26'51"E, and a chord length of 120.21 ft. to a point; thence along a curve to the right, said curve having a radius of 179.42 ft., an arc length of 51.77 ft., a chord bearing of N76°33'54"E, and a chord length of 51.59 ft. to a point where said South right of way of Nettleton Avenue

intersects with the West right of way of Loberg Lane; thence run S01°08'06"E along said West right of way of Loberg Lane a distance of 327.63 ft. to a point; thence along a curve to the right, said curve having a radius of 25.00 ft., an arc length of 39.44 ft., a chord bearing of S44°03'55"W, and a chord length of 35.48 ft. to a point; thence run along a curve to the left, said curve having a radius of 64.00 ft., an arc length of 40.76 ft., a chord bearing of S71°01'12"W, and a chord length of 40.08 ft. to a point on the North line of Briarwood 6th Addition; thence leaving said right of way, run S89°15'57"W a distance of 94.79 ft. to a point along the East line of Meredith Subdivision Revised; thence run N00°45'03"W along said East line of Meredith Subdivision Revised a distance of 296.09 ft. to the point of beginning, containing 1.20 acres, more or less, and being subject to any easements of record.

Tract 4: Lots 4, 5, 6, 7 and 8 of the Replat of Lots 4, 5, 6, 7 and 8 of Conrad First Addition to the City of Jonesboro, Arkansas, as shown by Replat of Record in Plat Cabinet B, Page 37 at Jonesboro, Arkansas, and being subject to Easements as shown on Recorded Plat.

Tract 5: Lot 9 of Conrad First Addition to the City of Jonesboro, Arkansas, as shown by Plat in Plat Cabinet A, Page 198 at Jonesboro, Arkansas. Subject to Easements as shown on said Plat.

Tract 6: Lot 13 of Conrad First Addition to the City of Jonesboro, Arkansas, as shown by Plat in Plat Cabinet A, Page 198 in the office of the Circuit Clerk and Ex-Officio Recorder, Craighead County, Jonesboro, Arkansas. Subject to ordinances, restrictions, and easements now of record.

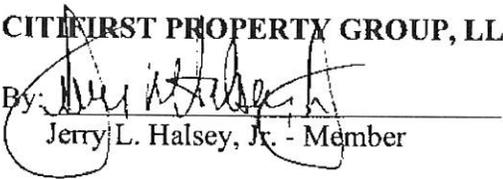
Tract 7: Lot 1 of Meadowview Subdivision, Jonesboro, Arkansas as shown by Plat in Deed Record 123 Page 166 at Jonesboro, Arkansas. Subject to Bill of Assurance in Deed Record 153 Page 540, and Amendments thereto in Deed Record 155 Page 503 and Deed Record 174 Page 226 at Jonesboro, Arkansas, and to easements as shown on recorded Plat.

TO HAVE AND TO HOLD said lands unto the said grantee and unto its successors and assigns forever, together with all and singular the appurtenances thereunto belonging.

And the grantor hereby covenants to and with the grantee and unto its successors and assigns that it will forever WARRANT AND DEFEND the title to said lands as against all lawful claims whatsoever.

IN WITNESS WHEREOF, the grantor has caused this warranty deed to be executed on the date set forth above.

CITIFIRST PROPERTY GROUP, LLC

By: 
Jerry L. Halsey, Jr. - Member

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF Craighead

On this 20th day of September, 2019, before me, a Notary Public, or before any officer within this State or without the State now qualified under existing law to take acknowledgments, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Jerry L. Halsey, Jr., being the person authorized by CitiFirst Property Group, LLC, an Arkansas limited liability company, to execute such deed, stating his capacity in that behalf, to me personally well known, or satisfactorily proven to be such person, who stated that he was a Member of CitiFirst Property Group, LLC, and was duly authorized in said capacity to execute the foregoing deed for and in the name and behalf of said limited liability company, and further stated and acknowledged that he 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.

My Commission Expires:
07-25-25
(SEAL)

Tara Pierce
Notary Public





STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION
MISCELLANEOUS TAX SECTION
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 20191303031

Grantee: TTJD INVESTMENTS LLC
Mailing Address: 2500 S CULBERHOUSE ST
JONESBORO AR 724010000

Grantor: CITIFIRST PROPERTY GROUP LLC
Mailing Address: 301 W WASHINGTON AVE STE 200
JONESBORO AR 724010000

Property Purchase Price: \$1,130,000.00
Tax Amount: \$3,729.00
County: CRAIGHEAD
Date Issued: 09/26/2019
Stamp ID: 1951019008

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): Community Abstract and Title, as agent

Grantee or Agent Name (signature): [Signature] Date: 9/26/19

Address: 2500 S Culberhouse St

City/State/Zip: Jonesboro, AR 72401