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JB2012R-014646

ANN HUDSON

CRAIGHEAD COUNTY

RECORDED ON:

08/29/2012 01:43PM

BY  D. C.

Please Return To:

Lenders Title Company
2207 Fowler Avenue
Jonesboro AR, 72401
Phone: 870-935-7410
Fax: 870-935-6548

File Number: 12-062374-300

Approved as to form by:
J. Mark Spradley, Attorney-at-Law
Transactional data completed by Lenders Title Company

Warranty Deed - LLC (Letter).rtf

FOR RECORDER'S USE ONLY

WARRANTY DEED (LIMITED LIABILITY COMPANY)

KNOW ALL MEN BY THESE PRESENTS:

That, Mercantile Center, LLC, Grantor, organized under and by virtue of the laws of the State of Arkansas, by and through its Sole member, duly authorized and empowered hereto by its Operating Agreement and law, 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(s), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee(s) and unto its successors and assigns forever, the following described land, situated in the County of Craighead and the State of Arkansas to-wit:

Tract 1: Lots 3, 4, 5, The North 8 feet of the West 125 feet of Lot 7, and Lots 8, 9 and 10 of Stephenson's Church Street Addition to the City of Jonesboro, Arkansas, LESS AND EXCEPT: The North 20 feet of Lots 3 and 10 of Stephenson's Church Street Addition to Jonesboro, Arkansas, including the North 20 feet of an abandoned alley lying between said lots; ALSO LESS AND EXCEPT: Beginning at the Southwest corner of the intersection of Creath Avenue and East Street in the City of Jonesboro; thence South perpendicular to Creath Avenue 227.5 feet; thence West 2.74 feet; thence North perpendicular to Creath Avenue 227.5 feet; thence East 2.74 feet to the point of beginning, being a part of Lots 3, 4, 5 and 6 of Stephenson's Church Street Addition to the City of Jonesboro, Arkansas.

Tract 2: Lots 9, 13, 14, 15, 16, 18, 19, 20 and 21; the West Half of Lot 17; and the East Half of Lot 17 less and except the following: Part of the East Half of Lot 17, Block "A" of Thorn's Church Street Addition to the City of Jonesboro, Arkansas, more particularly described as follows: Bgin at the Southwest corner of the East Half of Lot 17 aforesaid;

thence East along the South line of Lot 17, 7 feet 3 inches; thence North to the North line of Lot 17 and a point which is 9 feet East of the Northwest corner of the East Half of Lot 17; thence West 9 feet to said Northwest corner; thence South along the one-half lot line to the point of beginning.

Tract 3: Lot 8, Block A, Thorn's Church Street Addition to the City of Jonesboro, Arkansas.

Tract 4: Lot 6 and all of Lot 7, less the North 8 feet of the West 125 feet thereof, in Stephenson's Church Street Addition to Jonesboro, Arkansas.

Subject to any recorded and/or unrecorded: assessments, building lines, easements, encroachments, mineral reservations and/or conveyances, and restrictions, if any.

TO HAVE AND TO HOLD the above described lands unto the Grantee(s) and unto its successors and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging.

And the Grantor hereby covenants with the Grantee(s) that it will forever warrant and defend the title to the above described lands against all claims whatsoever.

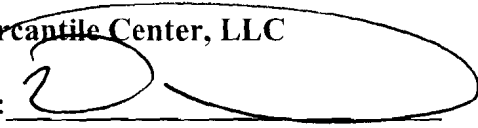
IN TESTIMONY WHEREOF, The name of the Grantor is hereunto affixed by its Sole member and its seal affixed this **24th day of August, 2012**.

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. Exempt or no consideration paid if none shown.

GRANTEE OR AGENT: Lenders Title Agent Inc
City of Jonesboro, Arkansas

GRANTEE'S ADDRESS: 5150 Washington
Jonesboro, AR 72401

*NO Revenue Required

Mercantile Center, LLC
BY: 
Mark Duckworth Revocable Trust
UAD 11/11/05, Sole Member, Mark D. Duckworth, Trustee

Rhode Island


ACKNOWLEDGMENT

STATE OF ~~ARKANSAS~~)
Newport)
COUNTY OF ~~CRAIGHEAD~~) SS.

BE IT REMEMBERED that on this **24th day of August, 2012**, came before me, the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, Mark

Duckworth, Trustee of the Mark Duckworth Revocable Trust, u/a/d 11/11/05 to me personally well known (or satisfactorily proven to be), who stated that the Trust was the Sole member of Mercantile Center, LLC, a limited liability company, and were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and on behalf of said limited liability company, and further stated and acknowledged that they had so signed, executed and delivered the foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

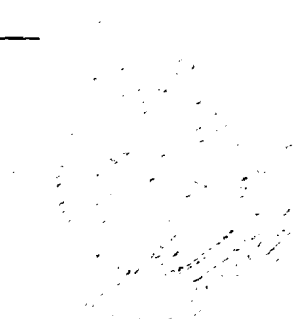
IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this **24th day of August, 2012.**



Notary Public

My commission Expires:

~~Edward T. Lopes, Jr.~~
Notary Public
Commission Expires 3/07/2014
RI #30154



Provide ID ARKANSAS License # 999058263
Mark Duckworth