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JB2016R-013070

CANDACE EDWARDS

CRAIGHEAD COUNTY

RECORDED ON:

08/24/2016 03:08PM



[Handwritten signature]
D. C.

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 PERSONS BY THESE PRESENTS:

THAT I, WESLEY THORNTON, a married person, Grantor, 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, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said Grantee, and unto its successors and assigns forever, the following described lands lying in Craighead County, Arkansas, to-wit:

A part of the Replat for Wes Thornton U.S. Lawns as shown by Plat in Plat Cabinet "C" at Page 266 at Jonesboro, Arkansas, being more particularly described as follows: A part of the Northeast Quarter of the Southwest Quarter and part of the Southeast Quarter of the Southwest Quarter, all in Section 17, Township 13 North, Range 4 East, more particularly described as follows: Commencing at the point of intersection of the Easterly right of way of Arkansas Highway 1 with the Northerly right of way of Lawson Road in the Northeast Quarter of the Southwest Quarter of said Section 17, thence N 36°12' 22" E 62.67 feet along the right of way of said Highway 1 to a point, thence N 24° 31' E 251.59 feet along the right of way of said Highway 1 to a point, the point of beginning, thence N 24° 31' E 83.10 feet to a point, thence S 35° 03' 40" E 42.02 feet to a point, thence S 54° 53' 36" W 71.66 feet to the point of beginning being 1,503 square feet more or less.

To have and to hold the same unto the said Grantee, and unto its successors and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

And Grantor hereby covenants with said Grantee that Grantor will forever warrant and defend the title to the said lands against all lawful claims whatever.

And I, LYDIA THORNTON, spouse of Grantor, for and in consideration of the said sum of money, do hereby separately release and relinquish unto the said Grantee, and unto Grantee's successors and assigns forever, all of my right and possibility of curtesy, dower and homestead in and to the said lands.

WITNESS our hands and seals on this 19 day of August, 2016.

[Signature]
Wesley Thornton, Grantor

[Signature]
Lydia Thornton, Grantor

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

On this 19 day of August, 2016, before me, a Notary Public, appeared the within named WESLEY THORNTON and LYDIA THORNTON, 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 19 day of August, 2016.

[Signature]
Notary Public



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.

Profession Title as Agent
[Grantee or Grantee's Agent]
Grantee's Address: 300 S Church
Jonesboro AR 72401