

IN THE CIRCUIT COURT OF CRAIGHEAD COUNTY, ARKANSAS  
WESTERN DISTRICT  
PROBATE DIVISION

IN THE MATTER OF THE GUARDIANSHIP OF  
THE PERSON AND ESTATE OF  
TONI SMITH, A WARD

No. 16JPR-12-273

**ORDER AUTHORIZING SALE OF EASEMENT**

On this day comes on to be heard the petition of Carol Smith, guardian of the person and estate of Toni Smith, herein for authority to sell an easement on real property in which the ward, Toni Smith, has an interest, and the Court, having considered the same, finds:

1. That the ward has an interest in the following described real property, situated in Craighead County, Arkansas, to-wit:

The East Half of Lots 12 and 13 in Block 2 of Matthew's Addition to the City of Jonesboro, Arkansas.

Otherwise known as 818 Creath Avenue, Jonesboro, Arkansas 72401

2. That it is necessary and in the best interests of the ward to sell an easement on said real property at private sale for the reasons and purposes set forth in the petition.

3. That no notice of hearing on this petition is necessary or required.

4. That the subject easement should be sold for a gross sales price of One Thousand, Three Hundred Ninety-Five Dollars (\$1,395.00), which is a fair and reasonable value for the property.

5. That petitioner was appointed guardian herein without bond, and no bond shall be required by reason of this Order.

6. That no objections have been offered to the sale of the subject easement at private sale, upon the terms and conditions set forth above.

It is, therefore, CONSIDERED, ORDERED, ADJUDGED and DECREED that the petition be, and the same hereby is, granted; that the guardian be, and hereby is, authorized and directed to sell an easement on the above-described real property at private sale for the amount and upon the terms above stated.

DATED this 5<sup>th</sup> day of October September, 2022.

  
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Circuit Judge