

Please Return To:

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

File Number: 07-051058-300

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

Warranty Deed - Married Person (Letter).rtf

*NO REVENUE REQUIRED*

FOR RECORDER'S USE ONLY

## WARRANTY DEED (MARRIED PERSONS)

### KNOW ALL MEN BY THESE PRESENTS:

That, Stuart Simpson aka Stuart L. Simpson and Amy Simpson aka Amy L. Simpson, husband and wife, Grantors, 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, do hereby grant, bargain, sell and convey unto the Grantee, and unto its successors and assigns forever, the following lands lying in the County of Craighead and the State of Arkansas to-wit:

**A part of the Northwest Quarter of the Southeast Quarter of Section 22, Township 14 North, Range 3 East, Craighead County, Arkansas and a part of Lot 1, Tall Birch Drive Addition to Jonesboro, Arkansas, being more particularly described as follows:**

**Beginning at the Southeast Corner of the Northwest Quarter of the Southeast Quarter of Section 22, Township 14 North, Range 3 East; Thence North 00° 12'19" East, 61.15 feet to the Point of Beginning Proper; Thence South 76° 02'31" West, 102.68 feet; Thence South 85° 16'25" East, 54.03 feet; Thence South 04° 43'35" West, 20.00 feet; Thence North 85° 16'25" West, 113.17 feet; Thence South 76° 02'31" West, 89.38 feet; Thence South 60° 42'32" West, 15.54 feet; Thence South 88° 16'31" West, 43.22 feet; Thence North 60° 42'32" East, 49.47 feet; Thence North 01° 09'52" East, 45.68 feet; Thence North 88° 50'08" West, 92.40 feet; Thence North 01° 09'52" East, 20.00 feet; Thence South 88° 50'08" East, 92.40 feet; Thence North 01° 09'52" East 128.79 feet; Thence North 57° 36'22" West, 124.78 feet; Thence North 32° 23'38" East, 20.00 feet; Thence South 57° 36'22" East, 112.66 feet; Thence North 01° 09'52" East, 83.01 feet; Thence North 77° 11'42" East, 80.50 feet; Thence North 12° 48'18" West, 78.66 feet; Thence North 77° 11'42" East, 20.00 feet; Thence South**

12° 48'18" East, 78.66 feet; Thence North 77° 11'42" East, 121.78 feet; Thence North 34° 47'54" East 68.34 feet; Thence South 00° 12'19" West, 35.23 feet; Thence South 34° 47'54" West, 17.44 feet; Thence North 77° 11'42" East, 10.16 feet; Thence South 00° 12'19" West, 20.53 feet; Thence South 77° 11'42" West, 241.84 feet; Thence South 01° 09'52" West, 89.51 feet; Thence North 65° 44'43" East, 114.49 feet; Thence South 24° 15'17" East, 20.00 feet; Thence South 65° 44'43" West, 123.99 feet; Thence South 01° 09'52" West, 166.25 feet; Thence North 76° 02'31" East, 247.82 feet; Thence South 00° 12'19" West, 20.63 feet to the Point of Beginning Proper, containing 0.63 acres or 27412 square feet more or less.

Subject to existing assessments, building lines, easements, mineral reservations and/or conveyances, and restrictions, of record, 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 Grantors hereby covenant with the Grantee that they will forever warrant and defend the title to the above described lands against all claims whatsoever.

And we, Stuart Simpson aka Stuart L. Simpson and Amy Simpson aka Amy L. Simpson, husband and wife, for the consideration recited herein, do hereby release and relinquish unto the Grantee and unto its successors and assigns, all of our right of dower, curtesy, and homestead in and to said lands.

**WITNESS** our hands and seals on this 7<sup>th</sup> day of November, 2007.

I hereby 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.

GRANTEE OR AGENT:

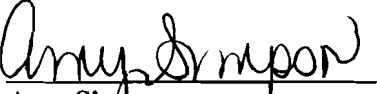
Lenders Title Agent  
City of Jonesboro

  
Stuart Simpson

GRANTEE'S ADDRESS:

2207 Fowler Ave

Jonesboro, AR  
72401

  
Amy Simpson

ACKNOWLEDGMENT

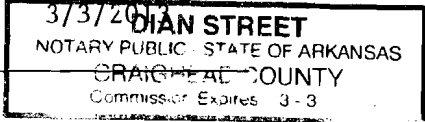
STATE OF ARKANSAS )  
 )  
COUNTY OF CRAIGHEAD ) SS.

BE IT REMEMBERED, that on this day came before me, the undersigned, a notary public within and for the County and State aforesaid, duly commissioned and acting, Stuart Simpson aka Stuart L. Simpson and Amy Simpson aka Amy L. Simpson, husband and wife, to me well known as (or satisfactorily proven to be) the persons whose names are subscribed to the foregoing instrument and acknowledged that they had executed the same for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 7th day of November, 2007.

*Dian Street*  
\_\_\_\_\_  
Notary Public DIAN STREET

My commission Expires:



DEED BK 761 PG 970 - 972  
DATE 11/14/2007  
TIME 03:46:08 PM  
RECORDED IN  
OFFICIAL RECORDS OF  
CRAIGHEAD COUNTY  
ANN HUDSON  
CIRCUIT CLERK  
*Ann Hudson*  
RECEIPT # 169057, D.C.