

Please Return To:

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

File Number: 08-051553-300

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:

Freida

That, William M. Dixon and ~~Freida~~ ^{XXXX} Freida Dixon, 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, 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:

The East 200 feet of the following described property: Part of the Northeast Quarter of the Southwest Quarter of Section 13, Township 14 North, Range 3 East, Craighead County, Arkansas, more particularly described as follows: Beginning on the South boundary line of the right of way of the St. Louis Southwestern Railway Company 203 feet South of the Northeast Corner of the Southwest Quarter of Section 13 aforesaid; thence running South 133 feet to the point of beginning proper; thence South 126 feet; thence West 508 feet to a point 202 feet South of the South right of way line aforesaid; thence North 95 feet; thence Easterly 508 feet to the point of beginning.

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, William M. Dixon and ~~Freida~~^{Freida} Dixon, 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 1st day of **February, 2008.**

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 William M. Dixon
City of Jonesboro William M. Dixon

GRANTEE'S ADDRESS: 515 W. Washington

Jonesboro, AR Freida Dixon
79401 Freida

ACKNOWLEDGMENT

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

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, William M. Dixon and ~~Freida~~^{Freida} Dixon, 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 1st day of **February, 2008.**

Dian Street

Notary Public
DIAN STREET



DEED BK 766 PG 829 - 830
DATE 02/04/2008
TIME 03:16:07 PM
RECORDED IN,
OFFICIAL RECORDS OF
CRAIGHEAD COUNTY
ANN HUDSON
CIRCUIT CLERK
Maudie M. ..., D.C.
RECEIPT# 171885