

## SURVEY FOR: Damian Sylve

OF: 4603 Southwest Drive Jonesboro, Arkansas

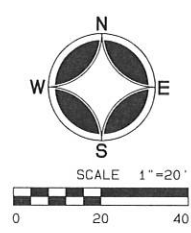
A survey of the following described lands in Craighead County, Arkansas, to-wit:

Part of the Southeast Quarter of the Northeast Quarter of Section 2, Township 13 North, Range 3 East, more particularly described as follows: Commence at a rebar marking a point being 1594.9 feet South and 278 feet East of the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 2; thence  $N88^{\circ}55'E$  73.5 feet to a ARDOT right of way marker; run thence  $S20^{\circ}25'17"W$  along the West right of way of Highway 49 a distance of 214.24 feet to a ARDOT right of way marker; run thence  $S88^{\circ}00'W$  84.2 feet to a found pipe; run thence  $N22^{\circ}54'E$  220 feet (219.6 feet measured) to the true point of beginning, containing 0.36 acre, more or less, SUBJECT TO a 15-foot utility easement along the East side thereof and any other utility easements or rights of way of record.

Notes:

- 1.) Measured bearings and distances based on Arkansas State Plane Coordinates, North Zone Grid (0301), North American Datum 1983.
- 2.) Improvements are as shown.

Dated: March 16, 2023



SURVEY FOR: Damian Sylve	
Bradley P. Hancock Surveying & Mapping PO Box 1522 Paragould, Arkansas	

This Deed corrects Deed recorded at 2021-R-009926 and 2021-R-006384. It further documents the death of prior joint tenant with right of survivalship, Robert O. Pickle and Paul B. Pickle.

By way of Warranty Deed at Book 800 Page 237, Valerie L. Hopkins deeded the property described in Exhibit A to Robert O. Pickle, Leonard F. Pickle, Jr., and Paul B. Pickle as joint tenants with right of survivalship, said document being signed by Leonard F. Pickle Jr. as attorney in fact for Valerie L. Hopkins pursuant to a Power of Attorney recorded POA Book 23 Page 47. Thereafter, Robert O. Pickle died on February 20, 2014 and his death certificate is recorded as document number 2021R-019712 in the Jonesboro District Craighead County, Arkansas. Paul B. Pickle died October 5, 2009 and death certificate is recorded as document number 2021R-019711 in the Jonesboro District Craighead County, Arkansas.

Document numbers 2021R-00926 and 2021R-006384 attempts to transfer the remaining interest of Leonard F. Pickle, Jr. to his daughter Amy Newberry Lovins. This deed corrects any errors contained in those deeds.

CORRECTED QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS:

THAT I, Leonard F. Pickle Jr., a single person, hereafter, referred to as the grantor, for the consideration of the sum of TEN DOLLARS (\$ 10.00), in hand paid by Amy Newberry Lovins, the receipt of which is hereby acknowledged, hereby transfers Quitclaims unto Amy Newberry Lovins, and unto her heirs assigns forever, all of my right, title, interest, equity, and estate in and to the following lands lying in the county of Craighead, State of Arkansas:

See legal description contained in Exhibit A.

To have and to hold unto Amy Newberry Lovins and unto its heirs and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging

WITNESS our hands this 26<sup>th</sup> day of August, 2021

  
Leonard F. Pickle, Jr.



**ACKNOWLEDGMENT**

STATE OF Arkansas  
COUNTY OF Fulton

BE IT REMEMBERED, That on this day came before me, the undersigned, a Notary Public within and for the County aforesaid, duly qualified, commissioned and acting, Leonard F. Pickle, Jr. to me well known as the managing member of the Grantor in the foregoing QuitClaim Deed, and stated that he had executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public this 26<sup>th</sup> day of August, 2021.



Mason Allen Green  
Notary Public

My Commission Expires:

01/22/2031



AMOUNT OF TAX: \$0.00  
I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument. I further certify that no transfer tax is due as a result of this transaction.

\_\_\_\_\_, Grantee

BY: Amy Lovins

Grantee's Address:

Document Prepared By:

Dustin H. Jones, P.A.  
Attorney at Law  
624 South Main Street  
Suite 207  
Jonesboro, AR 72401  
870-277-1292  
(scrivener only)

## EXHIBIT "A"

Pt. of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 2, Township 13 North, Range 3 East, more particularly described as follows: Commence at a point 1594.9 feet South and 278 feet East of the Northwest Corner of the Northeast Quarter of the Northeast Quarter of said Section 2; thence East 85 feet to the West right of way line of Arkansas State Highway # 49, thence Southwesterly along the West right of way line of Arkansas State Highway # 49 a distance of 213.5 feet; thence West 95 feet; thence Northeasterly 220 feet to the point of beginning, all in Craighead County, Ar.

**LESS AND ACCEPT:** Part of the Southeast Quarter of the Northeast Quarter of Section 2, Township 13N., Range 3 East, Craighead County, Arkansas, more particularly described as follows:

Starting at the Northwest Corner of the Southeast Quarter of the Northeast Quarter of Section 2; thence South  $89^{\circ} 26' 15''$  East along the North line thereof a distance of 438.84 feet to a point on the Westerly existing right of way line of U.S. Highway 49; thence South  $19^{\circ} 52' 15''$  West along said existing right of way line a distance of 195.39 feet to the point of beginning; thence continue South  $19^{\circ} 52' 15''$  West along said existing right of way line a distance of 213.50 feet to a point; thence South  $89^{\circ} 12' 29''$  West a distance of 14.40 feet to a point on the Westerly proposed right of way line of U.S. Highway 49; thence North  $20^{\circ} 25' 17''$  East along said proposed right of way line a distance of 214.24 feet to a point; thence North  $88^{\circ} 59' 17''$  East a distance of 12.21 feet to the point of beginning and containing 0.06 acre more or less.