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JB2012R-007792

ANN HUDSON

CRAIGHEAD COUNTY

RECORDED ON:

05/09/2012 10:36AM

BY  D. C.

Please Return To:

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

File Number: 12-061316-300

Approved as to form by:

J. Mark Spradley, Attorney-at-Law

Transactional data completed by Lenders Title Company

Warranty Deed - Corporation (Letter).rtf

* NO revenue required

FOR RECORDER'S USE ONLY

WARRANTY DEED (CORPORATION)

KNOW ALL MEN BY THESE PRESENTS:

That, City of Jonesboro, Arkansas, Grantor, a corporation organized under and by virtue of the laws of the State of Arkansas, by and through its Mayor and City Clerk, duly authorized by proper resolution of the Board of Directors, 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 Bradley J. Edwards and Michele A. Edwards, husband and wife, Grantee(s), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee(s) and unto their heirs and assigns forever, the following described land, situated in the County of Craighead and the State of Arkansas to-wit:

Part of the Southeast Quarter of the Southwest Quarter of Section 23, Township 14 North, Range 3 East, Craighead County, Arkansas, being more particularly described as follows: Commencing at the Southeast Corner of the Southeast Quarter of the Southwest Quarter of Section 23, Township 14 North, Range 3 East, Craighead County, Arkansas, thence South 88°39' 26" West a distance of 680.05 feet to the point of beginning; thence South 88° 39' 26" West a distance of 274.04 feet; thence North 01°40' 58" East a distance of 60.08 feet; thence North 88°39' 26" East a distance of 272.16 feet; thence South 00°06' 21" East a distance of 60.01 feet to the point of beginning containing 0.38 acres.

Subject to any recorded and/or unrecorded: assessments, building lines, easements, encroachments, mineral reservations and/or conveyances, and restrictions, if any.

TO HAVE AND TO HOLD the above described lands unto the Grantee(s) and unto their heirs and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging.

And the Grantor hereby covenants with the Grantee(s) that it will forever warrant and defend the title to the above described lands against all claims whatsoever.

IN TESTIMONY WHEREOF, The name of the Grantor is hereunto affixed by its Mayor and City Clerk and its seal affixed this 26 day of April, 2012.

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:

[Handwritten Signature]

GRANTEE'S ADDRESS: 2214 AUTUMN
JONESBORO, AR 72404

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) SS.
COUNTY OF CRAIGHEAD)

BE IT REMEMBERED that on this 26 day of April, 2012, came before me, the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, Harold Perrin and Donna Jackson, to me personally well known (or satisfactorily proven to be), who stated that they were the Mayor and the City Clerk of City of Jonesboro, Arkansas, a corporation, and were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and on behalf of said corporation, and further stated and acknowledged that they had so signed, executed and delivered the 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 26 day of April, 2012.

Dian Street
Notary Public

My commission Expires:
DIAN STREET
NOTARY PUBLIC - STATE OF ARKANSAS
CRAIGHEAD COUNTY
My Commission Expires: 3 - 3 - 2013