

JOB NAME: I-555-Hwy.49 (Dr. Martin Luther King Jr. Dr. Extension) JOB  
(Jonesboro)(S) TRACT  
FAP

100657  
85

**CONTRACT TO SELL**  
**REAL ESTATE FOR HIGHWAY PURPOSES**  
**(A PARTIALLY CONTROLLED ACCESS FACILITY)**

Grantor: City of Jonesboro, Arkansas  
Address: 300 S. Church Street, Jonesboro, AR 72401  
Grantee: ARKANSAS STATE HIGHWAY COMMISSION

IN CONSIDERATION of the benefits that will inure to the Grantor(s) and the public, the undersigned does hereby give and grant to the Arkansas State Highway Commission, an agency of the State of Arkansas, upon the terms and conditions hereinafter stated, the right to purchase the following described real estate, save and except such minerals therein and thereunder, as oil, gas, distillate, condensate, salt water and its component parts, and all other hydrocarbons which do not interfere with the surface use for highway purposes, situated in the County of Craighead, State of Arkansas, to wit:

**LEGAL DESCRIPTION**

Part of the Southwest Quarter of the Southwest Quarter of Section 25, Township 14 North, Range 4 East, Craighead County, Arkansas more particularly described as follows:

Commencing at a railroad spike being used as the Section Corner of Sections 25, 26, 35, 36; thence North 89°22'54" East along the South line of the Southwest Quarter of the Southwest Quarter of Section 25 a distance of 22.51 feet to a point on the Easterly right of way line of Arkansas State Highway 18 Spur as established by AHTD Job R00041; thence North 00°20'24" East along said right of way line a distance of 62.64 feet to a point on the Northerly right of way line of C.W. Post Road as established by AHTD Job R00041; thence South 55°43'47" East along said right of way line a distance of 21.63 feet to a point on the Easterly right of way line of Arkansas State Highway 18 Spur as established by warranty deed recorded in Deed Book 779, Pages 579-585; thence North 00°51'49" East along said right of way line a distance of 1,212.56 feet to the POINT OF BEGINNING; thence North 21°09'28" West along said right of way line a distance of 53.33 feet to a point on the North line of the Southwest Quarter of the Southwest Quarter of Section 25; thence North 89°31'36" East along said North line a distance of 50.51 feet to a point on the Easterly right of way line of Arkansas State Highway 18 Spur as established by ARDOT Job 100657; thence South 03°29'32" West along said right of way line a distance of 49.94 feet to a point on the Southerly right of way line of a Railroad Spur as established by Dedication Deed recorded in Deed Book 359, Page 365; thence South 89°23'09" West along said right of way line a distance of 28.23 feet to the point of beginning and containing 0.05 acres more or less as shown on plans prepared by the ARDOT referenced as Job 100657.

ED  
3-11-20  
Revised JM 08-12-2020

- ☐ Uncontrolled Access  
☒ Partially Controlled Access – Access break from Station \_\_\_\_\_ to Station \_\_\_\_\_  
Station \_\_\_\_\_ to Station \_\_\_\_\_  
☐ Fully Controlled Access  
☐ Fully Controlled Access with a frontage road  
☐ Maintenance Agreement

PREAUDITED AND ACCEPTED:

Property Manager to Negotiator

By \_\_\_\_\_ Date \_\_\_\_\_

**PAYMENT DUE ----- \$1,275.00**

(Appraised value offered by the Commission for real estate, including damages, if any, to the remainder; to be paid after approval of title and execution of a deed as hereinafter provided).

The Commission shall have the irrevocable right to exercise the "Contract to Sell" at any time within ninety (90) days from date; and it is agreed that if within the time above specified, the said Commission shall declare its intention to exercise this "Contract to Sell" including the right to purchase said land, the Grantor(s) will execute and sign a General Warranty Deed when presented by the Commission and receive payment of the stated "Payment Due" from the said Commission, less any amount that may be found due and payable to any mortgagee. It is expressly understood that the said Commission shall not be obligated further unless stated herein to wit:

It is understood and agreed that closing costs will not accrue to the Grantor(s) as the Grantee's Attorney will prepare the necessary documents for closing and the Grantee will pay the cost of recording all instruments conveying title to the Arkansas State Highway Commission.

Grantor(s) further agrees neither to sell nor encumber the said real estate during the term of the "Contract to Sell".

**The Arkansas State Highway Commission is hereby authorized and directed to make payment of the purchase funds for the conveyance to City of Jonesboro**

Dated this 18 day of August, 20 21

  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

**ACKNOWLEDGMENT**

STATE OF Arkansas )  
 ) SS  
COUNTY Craighead )

BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public, acting within and for the aforesaid County, on this day personally appeared Harold Copenhagen well known to me to be the person(s) whose name(s) is subscribed to the foregoing instrument and stated to me that he executed the same for consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public this 18 day of August, 20 21.

11-11-2029  
MY COMMISSION EXPIRES:



Tonya Hottel  
NOTARY PUBLIC

**Request for Taxpayer  
Identification Number and Certification**

Give Form to the  
requester. Do not  
send to the IRS.

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Print or type.  
See Specific Instructions on page 3.

|  |   |
|--|---|
| 1 Name (as shown on your income tax return). Name is required on this line, do not leave this line blank.<br><b>City of Jonesboro, Arkansas</b>  |   |
| 2 Business name/disregarded entity name, if different from above   |   |
| 3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.<br><input type="checkbox"/> Individual/sole proprietor or single-member LLC<br><input type="checkbox"/> C Corporation<br><input type="checkbox"/> S Corporation<br><input type="checkbox"/> Partnership<br><input type="checkbox"/> Trust/estate<br><input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶<br><b>Note:</b> Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.<br><input checked="" type="checkbox"/> Other (see instructions) ▶ <b>Government Entity</b> |   |
| 4 Exemptions (codes apply only to certain entities, not individuals, see instructions on page 3)<br>Exempt payee code (if any) _____<br>Exemption from FATCA reporting code (if any) _____<br><small>(Applies to accounts maintained outside the U.S.)</small>   |   |
| 5 Address (number, street, and apt. or suite no.) See instructions.<br><b>P.O. Box 1845 300 S Church Street</b>  | Requester's name and address (optional) |
| 6 City, state, and ZIP code<br><b>Jonesboro, AR 72401</b>  |   |
| 7 List account number(s) here (optional)   |   |

**Part I Taxpayer Identification Number (TIN)**

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

|                                |   |  |   |   |   |   |   |   |
|--------------------------------|---|--|---|---|---|---|---|---|
| Social security number         |   |  |   |   |   |   |   |   |
|                                |   |  |   | - |   |   |   |   |
| or                             |   |  |   |   |   |   |   |   |
| Employer identification number |   |  |   |   |   |   |   |   |
| 7                              | 1 |  | 6 | 0 | 1 | 3 | 7 | 4 |

**Part II Certification**

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

|           |   |                       |
|-----------|---|-----------------------|
| Sign Here | Signature of U.S. person ▶ <i>Tewa Shaw</i> | Date ▶ <i>7-23-21</i> |
|-----------|---|-----------------------|

**General Instructions**

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

**Purpose of Form**

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (Interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)  
Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.  
*If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.*

## MORTGAGE AUTHORIZATION

Form must be filled out completely, signed and submitted to the  
Right of Way Division/Administrative Section immediately following first contact.

|                 |                            |         |           |
|-----------------|----------------------------|---------|-----------|
| Job #:          | <u>100657</u>              | Tract#: | <u>85</u> |
| Property Owner: | <u>City of Jonesboro</u>   |         |           |
| Address:        | <u>300 S Church Street</u> |         |           |
|                 | <u>Jonesboro, AR 72401</u> |         |           |
| Telephone #:    | <u>870-932-2438</u>        |         |           |
|                 | <u></u>                    |         |           |

|                   |             |
|-------------------|-------------|
| Mortgage Company: | <u>None</u> |
| Address:          | <u></u>     |
|                   | <u></u>     |
| Telephone #:      | <u></u>     |
| Loan #:           | <u></u>     |
| Contact Person:   | <u></u>     |

Due to the construction of the above-mentioned project, we are acquiring property from your mortgagor. It will be necessary to obtain a Partial Release from your company. The mortgagor is aware that some or all the proceeds from this transaction may be required to be applied to the principal balance of the mortgage. The mortgagor is also aware that we will be negotiating only with the mortgagor and that any checks for funds conveyed will be made to the property owner.

**If no mortgage exists, write "NONE and sign below where indicated."**

This form must be completed and signed by the property owner, whether a mortgage exists or not.

By our signatures we are authorizing the Arkansas Department of Transportation to enter into the process necessary to obtain a Partial Release.

Property Owner / Mortgagor's Signature:



Date: 8-18-2021

Date: