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Please Return To:

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

File Number: 08-051552-300

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
~~W. M. Dixon~~

That, W. M. Dixon a/k/a William M. Dixon and ~~Freida~~ 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:

A part of Lot 4 of Cobb's Survey of the Northeast Quarter of the Southwest Quarter of Section 13, Township 14 North, Range 3 East being more particularly described as follows: Begin at a point on the Range Line 271 feet South of the Northeast Corner of the Northeast Quarter of the Southwest Quarter of said Section 13; thence South 84° 57' West 258.0 feet; thence South 1° 35' East 58.4 feet; thence North 85° 57' East 258.0 feet; thence North 65.0 feet to the point of beginning proper.

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.

Freida
And we, W. M. Dixon a/k/a 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
One Freida Dixon
Jonesboro, Ar. Freida Dixon
72401 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, W. M. Dixon a/k/a 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

My commission Expires 3/3/2013
NOTARY PUBLIC STATE OF ARKANSAS
CRAIGHEAD COUNTY
Commission # 11383

DEED BK 766 PG 833 - 834
DATE 02/04/2008
TIME 03:16:09 PM
RECORDED IN,
OFFICIAL RECORDS OF
CRAIGHEAD COUNTY
ANN HUDSON
CIRCUIT CLERK
Morgan, D.C.
RECEIPT# 171885