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February 26, 2016

VIA EMAIL

Mayor Harold Perrin
City Hall
300 South Church St.
Jonesboro, Arkansas 72401

Re: *Referral motion for condemnation consideration regarding 411 Union Ave*

Dear Mayor:

Thank you for returning my call yesterday regarding the above referenced property.

As we discussed, the sale of the property has been consummated and the new owner has already met with the Chief Building Inspector regarding the renovation of this property. I have enclosed a copy of the recorded Warranty Deed for your information.

Based on Public Safety Council Committee's referral motion of February 16, 2016 this is to confirm that the Committee's motion will be rescinded or the City Council will table this matter indefinitely so that there is no official City Council action taken regarding condemnation consideration. In addition, this is to confirm that it will not be necessary that I appear at the next Council meeting regarding this matter.

Thank you and Alderman Moore the patience and cooperation involved in this matter.

Should you have any questions, please give me a call.

Sincerely,

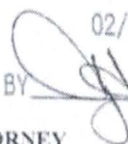
MOONEY LAW FIRM, P.A.


Charles M. Mooney, Jr.

Cc: Alderman Chris Moore via email
Ms. Donna Jackson via email
Client via email

NIX



JB2016R-002615
CANDACE EDWARDS
CRAIGHEAD COUNTY
RECORDED ON:
02/25/2016 06:46AM
BY  D. C.

THIS INSTRUMENT PREPARED BY: J. ROBIN NIX, II, ATTORNEY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT Naavah, LLC and BHJD, LLC and Edward L. Gary, III, a single person, for and in consideration of the sum of \$115,000.00, and other good and valuable considerations to the company in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto Ebbert Properties, LLC, and unto its successors and assigns forever, the following described land situated in the County of Craighead, State of Arkansas, to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to assessments, building lines, easements, mineral reservations and/or conveyances, restrictions, and any other matters of record or fact.

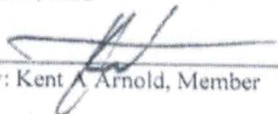
TO HAVE AND TO HOLD the same unto the said Grantee and unto its successors and assigns forever, with all appurtenances thereunto belonging.

And, Naavah, LLC and BHJD, LLC and Edward L. Gary, III, a single person, hereby covenants with said Grantee that it will forever warrant and defend the title to the said lands against all claims whatsoever.


IN TESTIMONY WHEREOF, the name of the grantor is hereunto fixed by its member this 23rd day of February, 2016.

Naavah, LLC

By: Brooke Gibson, Member

BHJD, LLC

By: Kent A. Arnold, Member


By: Kent E. Arnold, Member


Edward L. Gary, III

ACKNOWLEDGMENT

STATE OF Arkansas
COUNTY OF Craighead

BE IT REMEMBERED, that on this day came before me the undersigned, a Notary Public duly commissioned qualified and acting, within and for said County and State, in person within named **Brooke Gibson**, to me personally well known, who stated she is the Sole Member of **Naavah, LLC, Kent A. Arnold and Kent E. Arnold, to me personally well known, who stated they are the Sole Members of BHJD, LLC, and Edward L. Gary, III, a single person**, and is duly authorized in their capacity to execute the foregoing instrument for and in the name and behalf of said company, and further stated and acknowledged that **he/she/they** had signed, executed and delivered said 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 **23rd** day of **February, 2016**.

Sanda Greene

Sanda Greene, Notary Public

My Commission Expires:
August 20, 2020



I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument.

[Signature]
Ebbert Properties, LLC

Address:

*408 S. Main
Jonesboro AR 72401*

"EXHIBIT A"

Condominium Units No. 1, 2, 3, 4, 5 and 6 of Faces & Spaces Horizontal Property Regime, as set out and shown by Master Deed and By-Laws recorded in Deed Record 775 page 480 and amended in Deed Record 790 page 309 at Jonesboro, Arkansas, and being subject to all easements and rights of way of record.

ALL 6 UNITS ALONG WITH COMMON ELEMENTS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

All of Lots 4 and 5 and the North 4 feet of Lot 6, LESS AND EXCEPT a portion of that 4 feet, lying within a part of Lot 6 in Block "E" of the Original Survey of Jonesboro, Arkansas, more particularly described as follows: Begin at the Southwest corner of Lot 6 of Block "E" of Original Survey, Jonesboro, Arkansas; thence North along the West line of said Lot 6, 28.0 feet to the intersection of the centerline of a fire wall projected West; thence North $89^{\circ} 33' 06''$ East along said fire wall centerline projected 90.0 feet to the East line of Lot 6 aforesaid; thence South along said East line of Lot 6, 28.08 feet to the South line of said Lot 6; thence South $89^{\circ} 42' 56''$ West along said South line 90.0 feet to the point of beginning, all in Block "E" of the Original Survey to the City of Jonesboro, Arkansas.