

3/35

Warranty Deed - Married (Letter).rtf



\*JB2011R-008074 3\*

JB2011R-008074

ANN HUDSON

CRAIGHEAD COUNTY

RECORDED ON:

05/24/2011 01:18PM

BY *[Signature]* D. C.

\*JB2011R-002410 3\*

JB2011R-002410

ANN HUDSON

CRAIGHEAD COUNTY

RECORDED ON:

02/15/2011 03:29PM

BY *[Signature]* D. C.

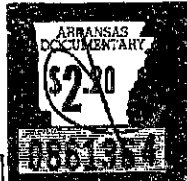
Please Return To:

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

File Number: 11-053627-300

ST

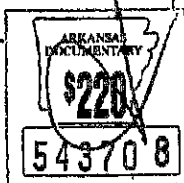
Approved as to form by:  
J. Mark Spradley, Attorney-at-Law  
Transactional data completed by Lenders Title Company



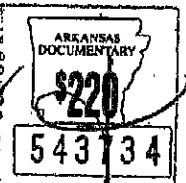
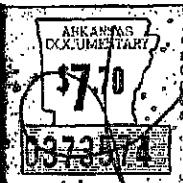
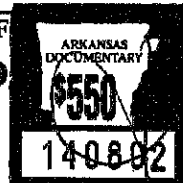
Re-record to correct name of Grantee

1

Warranty Deed - Married Person (Letter).rtf



**WARRANTY DEED**  
(MARRIED PERSONS)



**KNOW ALL MEN BY THESE PRESENTS:**

That, Turner Askew also known as W. Turner Askew and Nancy F. Askew, 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 Bryan Marsh and <sup>Mary</sup>~~Carolyn~~ Carolyn Marsh, husband and wife, Grantees, the receipt and sufficiency of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the Grantees, and unto their heirs and assigns forever, the following lands lying in the County of Craighead and the State of Arkansas to-wit:

**Tract 1: Lot 2 of Higgins Minor Plat of Part of the West Half of the Southwest Quarter of Section 26, Township 14 North, Range 4 East, Jonesboro, Craighead County, Arkansas, as shown by plat recorded in Plat Cabinet "B" page 120 at Jonesboro, Arkansas, more particularly described as follows: Part of the West Half of the Southwest Quarter of said Section 26, more particularly described as follows: Begin at the Northwest corner of the Southwest Quarter of the Southwest Quarter of said Section 26, thence South 25.7 feet, thence East 20.0 feet to the East right-of-way line of Industrial Drive, the point of beginning proper, thence North along said East right-of-way line of Industrial Drive 153.40 feet, thence East 208.70 feet, thence North 243.40 feet to the Southwesterly right-of-way line of U. S. Highway #463, thence along said Highway right-of-way line as follows: South 44 degrees 06 minutes East 131.93 feet, South 36 degrees 26 minutes 20 seconds East 291.37 feet, thence South 45 degrees 54 minutes West 156.86 feet, thence South 44 degrees 06 minutes East 293.23 feet to the Northwesterly right-of-way line of Access Drive, thence along said right-of-way line of Access Drive as follows: South 32 degrees 28 minutes 56 seconds West 124.89 feet, South 24 degrees 49 minutes West 50 feet, thence North 72 degrees 39 minutes 36 seconds West 431.02 feet to the East right-of-way line of Industrial Drive, thence along said East right-of-way line of Industrial Drive as follows: North 2 degrees 30' West 167.15 feet, North 20 degrees 04 minutes West 114.30 feet, thence West 19 feet to the point of beginning proper.**

**Tract 2: A part of the Northwest Quarter of the Southwest Quarter of Section 26,**

Township 14 North, Range 4 East, Craighead County, Arkansas, being more particularly described as follows: Commencing at the Southwest corner of the Northwest Quarter of the Southwest Quarter of Section 26, Township 14 North, Range 4 East, Craighead County, Arkansas, thence North 90 degrees 00 minutes 00 seconds East along the South line of the Southwest corner of the Northwest Quarter of the Southwest Quarter of Section 26 aforesaid, 60.00 feet; thence North 00 degrees 00 minutes 00 seconds West departing said South line 336.10 feet to the point of beginning; thence continue North 00 degrees 00 minutes 00 seconds East 208.82 feet to the Southerly right of way line of Arkansas State Highway #463; thence South 44 degrees 05 minutes 42 seconds East along said Southerly right of way line 242.44 feet; thence South 00 degrees 00 minutes 00 seconds West departing said Southerly right of way line 34.70 feet; thence North 90 degrees 00 minutes 00 seconds West 168.70 feet to the point of beginning, containing in all 20,541 sq. ft. or 0.47 acres, more or less, subject to easements, restrictions, reservations and rights of way of record.

Tract 3: A part of the West Half of the Southwest Quarter of Section 26, Township 14 North, Range 4 East, being more particularly described as follows: Begin at the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 26, Township 14 North, Range 4 East, thence South on the section line 25.7 feet to the North end of Kathleen Street/United States Highway No. 63 Bypass right of way; thence East along said right of way line 20.0 feet; thence North 153.4 feet to the point of beginning proper; thence East 208.7 feet; thence North 208.7 feet; thence West 208.7 feet; thence South 208.7 feet to the point of beginning proper, containing 1.00 acre.

Subject to existing assessments, building lines, easements, mineral reservations and/or conveyances, and restrictions, of record, if any.

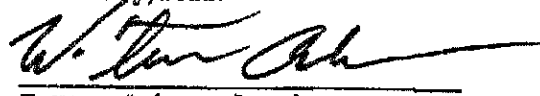
TO HAVE AND TO HOLD the above described lands unto the Grantee and unto his heirs and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging.

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.

And we, Turner Askew also known as W. Turner Askew and Nancy F. Askew, husband and wife, for the consideration recited herein, do hereby release and relinquish unto the Grantee and unto his heirs and assigns, all of our right of dower, curtesy, and homestead in and to said lands.

WITNESS our hands and seals on this 7<sup>th</sup> day of February, 2011.

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.



Turner Askew also known as  
W. Turner Askew



Nancy F. Askew

GRANTEE OR AGENT: Mary Carolyn Marsh  
Bryan Marsh

GRANTEE'S ADDRESS: 4500 Oliver St.  
Jonesboro, AR 72401

ACKNOWLEDGMENT

STATE OF Montana )  
COUNTY OF Flathead ) SS.

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, Turner Askew also known as W. Turner Askew, a married man, to me well known as (or satisfactorily proven to be) the person whose name is subscribed to the foregoing instrument and acknowledged that he 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 7<sup>th</sup> day of February, 2011.

Denyne Adams  
Notary Public

My commission Expires:

1-15-2012



DENYNE ADAMS  
NOTARY PUBLIC-MONTANA  
Residing at Kalispell, Montana  
My Comm. Expires January 15, 2012

ACKNOWLEDGMENT

STATE OF Montana )  
COUNTY OF Flathead ) SS.

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, Nancy F. Askew, a married woman, to me well known as (or satisfactorily proven to be) the person whose name is subscribed to the foregoing instrument and acknowledged that she 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 7<sup>th</sup> day of February, 2011.

Denyne Adams  
Notary Public

My commission Expires:

1-15-2012



DENYNE ADAMS  
NOTARY PUBLIC-MONTANA  
Residing at Kalispell, Montana  
My Comm. Expires January 15, 2012

3/25

LTC Warranty Deed Corporation.tif



\* JB 2 0 1 1 R - 0 0 8 0 7 5 3 \*

JB2011R-008075

ANN HUDSON

CRAIGHEAD COUNTY

RECORDED ON:

02/24/2011 01:18PM

BY D. C.

\* JB 2 0 1 1 R - 0 0 2 4 1 1 3 \*

JB2011R-002411

ANN HUDSON

CRAIGHEAD COUNTY

RECORDED ON:

02/15/2011 03:29PM

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: 11-058627-300

ST

Approved as to form by:  
J. Mark Spradley, Attorney-at-Law  
Transactional data completed by Lenders Title Company

2

Warranty Deed - Corporation (Letter).tif

Re-record to correct name of Grantee

FOR RECORDER'S USE ONLY

### WARRANTY DEED (CORPORATION)

#### KNOW ALL MEN BY THESE PRESENTS:

That, Hot Dogs & Cool Cats, Inc., Grantor, a corporation organized under and by virtue of the laws of the State of Tennessee, by and through its President, 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 Bryan Marsh and <sup>Mary</sup>~~Carolyn~~ Carolyn Marsh, husband and wife, Grantees, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantees and unto their heirs and assigns forever, the following described land, situated in the County of Craighead and the State of Arkansas to-wit:

**SEE ATTACHED EXHIBIT "A"**

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 Grantees and unto their heirs and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging.

And the Grantor hereby covenants with the Grantees 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 President and its seal affixed this 7th day of February, 2011.

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.

Hot Dogs & Cool Cats, Inc.

By: W. Turner Askew, President

GRANTEE OR AGENT: Mary Carolyn Marsh

Bryan Marsh

GRANTEE'S ADDRESS: 4500 Oliver St.  
Jonesboro, AR 72401

\*see previous deed for revenue stamps.

ACKNOWLEDGMENT

STATE OF Montana )  
COUNTY OF Flathead ) SS.

BE IT REMEMBERED that on this 7<sup>th</sup> day of February, 2011, came before me, the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, W. Turner Askew, to me personally well known (or satisfactorily proven to be), who stated that he was the President of Hot Dogs & Cool Cats, Inc., a corporation, and was duly authorized in his capacity to execute the foregoing instrument for and in the name and on behalf of said corporation, and further stated and acknowledged that he 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 7<sup>th</sup> day of February, 2011.

Denyne Adams  
Notary Public

My commission Expires:

1-15-2012



DENYNE ADAMS  
NOTARY PUBLIC-MONTANA  
Residing at Kalispell, Montana  
My Comm. Expires January 15, 2012

**EXHIBIT "A"**

**Tract 1: Lot 2 of Higgins Minor Plat of Part of the West Half of the Southwest Quarter of Section 26, Township 14 North, Range 4 East, Jonesboro, Craighead County, Arkansas, as shown by plat recorded in Plat Cabinet "B" page 120 at Jonesboro, Arkansas, more particularly described as follows: Part of the West Half of the Southwest Quarter of said Section 26, more particularly described as follows: Begin at the Northwest corner of the Southwest Quarter of the Southwest Quarter of said Section 26, thence South 25.7 feet, thence East 20.0 feet to the East right-of-way line of Industrial Drive, the point of beginning proper, thence North along said East right-of-way line of Industrial Drive 153.40 feet, thence East 208.70 feet, thence North 243.40 feet to the Southwesterly right-of-way line of U. S. Highway #463, thence along said Highway right-of-way line as follows: South 44 degrees 06 minutes East 131.93 feet, South 36 degrees 26 minutes 20 seconds East 291.37 feet, thence South 45 degrees 54 minutes West 156.86 feet, thence South 44 degrees 06 minutes East 293.23 feet to the Northwesterly right-of-way line of Access Drive, thence along said right-of-way line of Access Drive as follows: South 32 degrees 28 minutes 56 seconds West 124.89 feet, South 24 degrees 49 minutes West 50 feet, thence North 72 degrees 39 minutes 36 seconds West 431.02 feet to the East right-of-way line of Industrial Drive, thence along said East right-of-way line of Industrial Drive as follows: North 2 degrees 30' West 167.15 feet, North 20 degrees 04 minutes West 114.30 feet, thence West 19 feet to the point of beginning proper.**