

DEED BK 774 PG 452

Please Return To:

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

File Number: 08-052311-300

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

Warranty Deed - Unmarried (Letter).rif

NO REVENUE REQUIRED

FOR RECORDER'S USE ONLY

WARRANTY DEED

(UNMARRIED PERSON)

KNOW ALL MEN BY THESE PRESENTS:

That, Trustees of the Southwest Church of Christ, Grantor, 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(s), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee(s), and unto its successors and assigns forever, the following lands lying in the County of Craighead and the State of Arkansas to-wit:

Part of the Northeast Quarter of the Southwest Quarter (0.19 acres) together with part of the Northwest Quarter of the Southeast Quarter (2.38 acres) all lying in Section 24, Township 14 North, Range 3 East, Craighead County, Arkansas, being more particularly described as follows: Commencing at the Northwest corner of the Northwest Quarter of the Southeast Quarter of Section 24, Township 14 North, Range 3 East; thence North 89° 44' 44" West along the North line of the Northeast Quarter of the Southwest Quarter of said Section 24, 27.40 feet; thence South 01° 38' 25" West departing said North line, 36.00 feet to the point of beginning; thence South 89° 43' 39" East along the Southerly right of way line of Nettleton Avenue, 358.04 feet; thence South 01° 35' 35" West departing said Southerly right of way line, 25.00 feet; thence South 89° 43' 39" East 10.00 feet to a point on the Westerly right of way line of James Street; thence South 01° 35' 35" West along said Westerly right of way line, 277.45 feet; thence South 89° 30' 28" West departing said Westerly right of way line 368.44 feet; thence North 01° 38' 25" East 307.37 feet to the point of beginning, containing in all 111,977 sq. ft. or 2.57 acres, more or less, subject to easements, restrictions, reservations and rights-of-way of record.

The seller will retain a permanent easement on the following described property:

Tract2: Part of the Northwest Quarter of the Southeast Quarter of Section 24, Township 14 North, Range 3 East, Craighead County, Arkansas, being more particularly described as follows: Commencing at the Northwest corner of the Northwest Quarter of the Southeast Quarter of said Section 24, Craighead County, Arkansas, thence North 89 degrees 44' 44" West along the North line of the Northeast Quarter of the Southwest Quarter of said Section 24, 27.40 feet, thence south 01 degrees 38' 25" West departing said North line, 36.00 feet to a point on the southerly right of way line of Nettleton Avenue, thence South 89 degrees 43' 39" East along said Southerly right of way line 358.04 feet to the point of beginning, thence continue South 89 degrees 43' 39" East 10.00 feet to a point on the Westerly right of way line of James Street; thence south 01 degrees 35' 35" West along said Westerly right of way line 25.00 feet; thence north 89 degrees 43' 39" West departing said Westerly right of way line, 10.00 feet; thence North 01 degrees 35' 35" East 25.00 feet to the point of beginning, containing in all 250 sq. ft, more or less.

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 their heirs and assigns forever, with all tenements, appurtenances, and hereditaments there until belonging.

And I hereby covenant with the Grantees that we will forever warrant and defend the title to the above described lands against all claims whatsoever.

WITNESS my hand and seal on this ²²~~16th~~ day of May, 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.

R. Gerald Felts
R. Gerald Felts, Elder
Steve Ewart
Steve Ewart, Administrator

GRANTEE OR AGENT: *Lenders Title Agent*
City of Jonesboro
GRANTEE'S ADDRESS: *515 W. Washington*
Jonesboro, Ar. 72401

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 R. Gerald Felts, Elder and Steve Ewart, Administrator, of the Southwest Church of Christ, to me well known as (or satisfactorily proven to be) the person whose name is 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 ²²~~16th~~ day of May, 2008.

Dian Street

Notary Public

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

DEED BK 774 PG 452 - 454
DATE 05/23/2008
TIME 03:00:02 PM
RECORDED IN
OFFICIAL RECORDS OF
CRAIGHEAD COUNTY
ANN HUDSON
CIRCUIT CLERK
Ann Hudson D.C.
RECEIPT# 176144