

ELECTRONIC RECORDING
2024R-011826
CERTIFICATE OF RECORD
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
DAVID VAUGHN, CLERK & RECORDER
07/02/2024 02:03:48 PM
RECORDING FEE: 35.00
PAGES: 5

**WARRANTY DEED
(LLC)**

KNOW ALL PERSONS BY THESE PRESENTS:

THAT Stallcup Beta, LLC, an Arkansas limited liability company, hereinafter referred to as "Grantor," for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto Hammerhead Contracting & Development, LLC, an Arkansas limited liability company, hereinafter "Grantee," and unto Grantee's successors and assigns forever the following land, lying in Craighead County, Arkansas, to-wit:

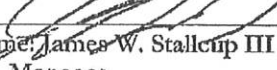
SEE EXHIBIT A

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's successors and assigns forever, with all appurtenances thereunto belonging. Also, Grantor hereby covenants with the said Grantee, that Grantor will forever warrant and defend the title to said lands against all claims.

WITNESS Grantor's hand(s) this the 15th day of July, 2024.

Prepared under the supervision of:
Brian Blackman, PLC
1450 E. Zion Road, Suite 7
Fayetteville, AR 72703

Stallcup Beta, LLC,
an Arkansas limited liability company

By: 
Name: James W. Stallcup III
Its: Manager

STATE OF ARKANSAS
COUNTY OF WASHINGTON

BE IT REMEMBERED, that on this day came before me, the undersigned Notary Public, within and for the County aforesaid, duly commissioned and acting, James W. Stallcup III, who stated that he was the Manager of Stallcup Beta, LLC, an Arkansas limited liability company, and that he was to me well known (or satisfactorily proven) to be the duly authorized representative of the Grantor in the foregoing Deed, and acknowledged that he had executed the same for the consideration, uses, and purposes therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public on this 1st day of July, 20 24.


NOTARY PUBLIC

After recording return to:
Brian Blackman, PLC
1450 E. Zion Road, Suite 7
Fayetteville, AR 72703



EXHIBIT A

TRACT 1:

A PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST AFORESAID; THENCE SOUTH 89°35'02"11 WEST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,639.28 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°36'12"11 WEST, DEPARTING FROM SAID NORTH LINE, A DISTANCE OF 1,975.21 FEET TO A POINT; THENCE NORTH 88°36'57"11 WEST, A DISTANCE OF 30.00 FEET TO A POINT; THENCE SOUTH 53°58'12"11 WEST, A DISTANCE OF 418.76 FEET TO A POINT; THENCE NORTH 34°16'46"11 WEST, A DISTANCE OF 210.46 FEET TO A POINT; THENCE SOUTH 55°59'24"11 WEST, A DISTANCE OF 417.62 FEET TO A POINT; THENCE SOUTH 55°43'14" WEST, A DISTANCE OF 208.70 FEET TO A POINT; THENCE SOUTH 34°16'46"11 EAST, A DISTANCE OF 254.74 FEET TO A POINT; THENCE SOUTH 49°50'36" WEST, A DISTANCE OF 37.24 FEET TO A POINT LYING ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 89°54'13"11 WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 154.10 FEET TO A POINT BEING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE NORTH 01°00'57"11 EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 2,625.70 FEET TO A POINT BEING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 9 AND THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 4 AFORESAID; THENCE NORTH 01°26'04"11 EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 47.10 FEET TO A POINT; THENCE NORTH 89°35'02"11 EAST, PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9 AND DEPARTING FROM SAID WEST LINE, A DISTANCE OF 988.48 FEET TO A POINT; THENCE SOUTH 00°36'12"11 WEST, A DISTANCE OF 47.08 FEET TO A POINT LYING ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE NORTH 89°35'02"11 EAST, ALONG SAID NORTH LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING. CONTAINING IN ALL 2,297,835 SQ. FT. OR 52.75 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

TRACT 2:

A PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 9, TOWNSHIP, 14 NORTH, RANGE 04 EAST; THENCE SOUTH 89°37'46" WEST, 660.58 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 03°07'57" EAST, 1276.65 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 12°52'32" EAST, 372.84 TO A CONCRETE MONUMENT FEET; THENCE SOUTH 00°28'57" WEST, 143.87 FEET TO A COTTON PICKER SPINDLE IN GREENSBORO

ROAD; THENCE MEANDERING WITH THE CENTERLINE OF GREENSBORO ROAD AS FOLLOWS: THENCE NORTH 60°57'07" EAST, 73.41 FEET; THENCE NORTH 60°12'47" EAST, 105.59 FEET; THENCE NORTH 59°40'18" EAST, 85.41 FEET; THENCE NORTH 61°31'38" EAST, 66.12 FEET; THENCE NORTH 63°52'09" EAST, 104.25 FEET; THENCE NORTH 66°04'32" EAST, 57.50 FEET; THENCE NORTH 67°46'36" EAST, 52.85 FEET TO A LAG BOLT; THENCE NORTH 00°58'40" EAST, LEAVING GREENSBORO ROAD, 1534.60 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 22.52 ACRES (980,836 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

TRACT 3:

A PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 9, TOWNSHIP, 14 NORTH, RANGE 04 EAST; THENCE SOUTH 89°37'46" WEST, 660.58 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 03°07'57" EAST, 1276.65 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 12°52'32" EAST, 372.84 TO A CONCRETE MONUMENT FEET; THENCE SOUTH 00°28'57" WEST, 143.87 FEET TO A COTTON PICKER SPINDLE IN GREENSBORO ROAD, BEING THE POINT OF BEGINNING FOR TRACT 2; THENCE MEANDERING WITH THE CENTERLINE OF GREENSBORO ROAD AS FOLLOWS: THENCE NORTH 60°57'07" EAST, 73.41 FEET; THENCE NORTH 60°12'47" EAST, 105.59 FEET; THENCE NORTH 59°40'18" EAST, 85.41 FEET; THENCE NORTH 61°31'38" EAST, 66.12 FEET; THENCE NORTH 63°52'09" EAST, 104.25 FEET; THENCE NORTH 66°04'32" EAST, 57.50 FEET; THENCE NORTH 67°46'36" EAST, 52.85 FEET TO A LAG BOLT; THENCE SOUTH 00°58'40" WEST, LEAVING GREENSBORO ROAD, 1105.91 FEET TO A STATE MONUMENT; THENCE NORTH 89°55'18" WEST, 471.06 FEET TO A CROSSTIE FENCE CORNER; THENCE NORTH 00°28'57" EAST, 853.17 FEET THE POINT OF BEGINNING PROPER, CONTAINING 10.76 ACRES (468,888 SQ. FT.), MORE OR LESS.

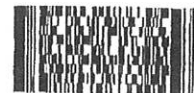
ALL TRACTS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD. ALSO SUBJECT TO ALL OIL, GAS AND MINERAL RESERVATIONS OF RECORD.



STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION
MISCELLANEOUS TAX SECTION
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 2024-1165

Grantee: HAMMERHEAD CONTRACTING & DEVELOPMENT, LLC
Mailing Address: 534 S MAIN ST
SULPHUR ROCK AR 725799766

Grantor: STALLCUP BETA, LLC
Mailing Address: 260 E DAVIDSON ST
FAYETTEVILLE AR 727013501

Property Purchase Price: \$870,000.00
Tax Amount: \$2,871.00
County: CRAIGHEAD
Date Issued: 07/02/2024
Stamp ID: 863565824

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

Grantee or Agent Name (printed): Professional Title As Agent

Grantee or Agent Name (signature): Kendra Gossett Date: 7-2-2024

Address: 534 S. Main St.

City/State/Zip: Sulphur Rock, AR 72579