

Bednar Warranty Deed
ALW/kgu
04/26/13
F# 6224-14



PREPARED BY:

BRANCH, THOMPSON, WARMATH & DALE
A Professional Association
414 West Court Street
Paragould, Arkansas 72450

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, *Sharron M. Bednar, a single person, Grantor*, whether one or more, for and in consideration of the sum of One Dollar, and other valuable consideration paid by *David Mathias Bednar, Eva Carolyn Meyer, and Elizabeth Moore, as Trustee of the Elizabeth Moore Revocable Trust dated the 11th day of April, 2011, Grantee*, whether one or more, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the said Grantee, and unto the heirs, successors, and assigns of the Grantee forever the following lands lying in the State of Arkansas, to-wit:

COUNTY: Craighead

All of my undivided one-fifth interest in and to the following described lands:

TRACT 1: All of the Northeast Quarter of the Northeast Quarter of Section 33, Township 14 North, Range 4 East, LESS AND EXCEPT Highway right of way, and LESS AND EXCEPT THE FOLLOWING TRACT: From the Southeast corner of said Northeast Quarter of the Northeast Quarter; thence North 00 degrees 11' West 382.08 feet to a point on the Northerly right of way of the Missouri-Pacific Railroad; thence North 00 degrees 44' East 828.02 feet to a point on the Southerly right of way of the U. S. 63 By-Pass frontage road; thence North 86 degrees 34' West 422.43 feet along said right of way; thence South 88 degrees 56' West 300.00 feet along said right of way to the point of beginning; thence South 00 degrees 50' West 284.00 feet; thence South 88 degrees 56' West 250.00 feet; thence North 00 degrees 50' East 284.00 feet to a point on the Southerly right of way of U. S. 63 By-Pass frontage road; thence North 88 degrees 56' East 250.00 feet along said right of way to the point of beginning, all located in Craighead County, Arkansas.

Tract 2: The West 562 feet of the South 15 acres of the Northeast Quarter of the Northwest Quarter of Section 34, Township 14 North, Range 4 East, Craighead County, Arkansas. AND All of the South Half of The Northwest



Quarter of Section 34, Township 14 North, Range 4 East, LESS AND EXCEPT 1 acre in a square out of the Southeast corner thereof and LESS AND EXCEPT the East 163 feet of the West 965 feet of the North 133 feet of the Southeast Quarter of the Northwest Quarter of said Section 34, Craighead County, Arkansas.

Tract 3a: All of the Southwest Quarter of the Northwest Quarter of Section 34, Township 14 North, Range 4 East, Craighead County, Arkansas.

Tract 3b: The Southeast Quarter of the Northwest Quarter of Section 34, Township 14 North, Range 4 East, LESS AND EXCEPT 1 acre in a square out of the Southeast corner thereof and LESS AND EXCEPT the East 163 feet of the West 965 feet of the North 133 feet of the Southeast Quarter of said Section 34, Craighead County, Arkansas. Subject to a 25 foot wide access easement beginning at the Northeast Corner of said tract and traveling along the Northern Boundary line of said tract to the East 163 feet of the West 965 feet of the North 133 feet.

TRACT 4: The possibility of reverter of 1 acre in the form of a square out of the Southeast Corner of the Southeast Quarter of the Northwest Quarter of Section 34, Township 14 North, Range 4 East, Craighead County, Arkansas.

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

And the Grantor covenants with the Grantee that the Grantor will forever warrant and defend the title to the lands against all claims whatever.

DATED: This the 9 day of May, 2013.


Sharron M. Bednar, a single person

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF

BE IT REMEMBERED, that on this day personally appeared before me the undersigned, a Notary Public within and for the County And State aforesaid, duly commissioned and acting, *Sharron M. Bednar, a single person*, to me well known to be the persons whose names are subscribed to the within instrument and acknowledged said execution of the above and foregoing instrument for the consideration and purposes therein mentioned and set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and seal as such Notary Public on this 9 day of May, 2013.

My Commission Expires:

7/18/14

Karen D. Ussey
Notary Public



CERTIFICATE

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..

Elizabeth Moore
Grantee
Address 3206 Rock Rd.
Jamesboro, AR 72404