

ST

Please Return To:  
Lenders Title Company  
2207 Fowler Avenue  
Jonesboro AR, 72401  
Phone: 870-935-7410  
Fax: 870-935-6548  
File Number: 09-054670-300

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

\*\*\* THIS DEED IS BEING RE-RECORDED TO CORRECT TRACT 4

Warranty Deed - Corporation (Letter).rtf

FOR RECORDER'S USE ONLY

*no revenue required*

## WARRANTY DEED (CORPORATION)

### KNOW ALL MEN BY THESE PRESENTS:

That, City of Jonesboro, Arkansas, a Municipal Corporation, Grantor, by and through its Mayor and City Clerk, 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 City Water and Light Plant of the City of Jonesboro, Arkansas, Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee and unto its successors and assigns forever, the following described land, situated in the County of Craighead and the State of Arkansas to-wit:

*Cook Rd.*

Tract 1: Lot 1 of Jonesboro C.W. Post Addition as shown by plat recorded in Plat Cabinet "C" Page 199 at Jonesboro, Arkansas, being subject to easements as shown on recorded Plat. *39.80 acres +/-*

*Moore Rd.*

~~Tract 2: Part of the North Half of the Southeast Quarter of Section 25, Township 14 North, Range 4 East, Craighead County, Arkansas, lying West of the Drainage Ditch, being more particularly described as follows: Beginning at the Southwest Corner of the Northwest Quarter of the Southeast Quarter of Section 25, Township 14 North, Range 4 East, Jonesboro, Craighead County, Arkansas, thence North 00° 52' 49" East, along the West line of the Northwest Quarter of the Southeast Quarter of said Section 25, 10.01 feet to the point of beginning proper; thence continue North 00° 52' 49" East, along said West line, 1299.42 feet to the North line of the Northwest Quarter of the Southeast Quarter of said Section 25; thence North 89° 25' 23" East, along said North line, 1029.68 feet to the centerline of an existing ditch; thence with the meanderings of said centerline the following bearings and distances: South 58° 39' 28" East, 102.33 feet; South 47° 39' 13" East, 79.45 feet; South 32° 16' 44" East, 848.94 feet; South 30° 43' 42" East, 364.97 feet to the North line of a railroad and utility corridor; thence along said North line the following bearings and distances:~~

South 87° 44' 11" West, 139.81 feet, to a point on a curve to the left; thence Southwesterly along said curve, a radius of 1944.86, a distance of 156.05, chord bears South 85° 26' 16" West 156.00 feet; South 83° 08' 21" West, 1152.05 feet, to a point on a curve to the right; thence Southwesterly along said curve, a radius of 1874.86, a distance of 199.72, chord bears South 86° 11' 29" West, 199.62 feet; South 89° 14' 35" West, 197.38 feet to the point of beginning proper, containing 42.17 acres, more or less, subject to all rights-of-way and easements of record.

Tract 2A: A part of the North Half of the Southeast Quarter of Section 25, Township 14 North, Range 4 East, Craighead County, Arkansas, lying West of the Drainage Ditch, being more particularly described as follows: Beginning at the Southwest corner of the Northwest Quarter of the Southeast Quarter of Section 25, Township 14 North, Range 4 East, Jonesboro, Craighead County, Arkansas; thence North 89° 26' 00" East, along the South line of the North Half of the Southeast Quarter of said Section 25, 836.42 feet to the point of beginning proper, said point being the intersection of said South line and the South line of a railroad and utility corridor; thence along said South line of a railroad and utility corridor the following bearings and distances: North 83° 08' 21" East, 717.62 feet, to a point on a curve to the right; thence Northeasterly along said curve, a radius 1874.86, a distance of 150.43, chord bears North 85° 26' 16" East, 150.39 feet; North 87° 44' 11" East, 177.77 feet to the centerline of an existing ditch; thence South 30° 43' 42" East, along said centerline, 109.20 feet to the South line of the North Half of the Southeast Quarter; thence South 89° 26' 00" West, along said South line, 1095.88 feet to the point of beginning proper, containing 1.37 acres, more or less, subject to all rights-of-way and easements of record.

Tract 3: A part of the Southeast Quarter of the Northwest Quarter of Section 15, Township 14 North, Range 3 East, Jonesboro, Craighead County, Arkansas, being more particularly described as follows: Beginning at the Northeast corner of the Southeast Quarter of the Northwest Quarter of Section 15, Township 14 North, Range 3 East, Jonesboro, Craighead County, Arkansas; thence South 00° 00' 16" West, along the East line of the Southeast Quarter of the Northwest Quarter of said Section 15, 688.87 feet to the point of beginning proper; thence continue South 00° 00' 16" West, along said East line, 221.31 feet to Northerly right-of-way of United States Highway Number 63; thence along said Northerly right-of-way the following bearings and distances: North 44° 21' 59" West, 19.89 feet; North 74° 40' 13" West, 239.90 feet; thence North 00° 00' 16" East, leaving said Northerly right-of-way line, 143.69 feet; thence South 89° 59' 44" East, 245.28 feet to the point of beginning proper, containing 1.00 acres, more or less, subject to all rights-of-way and easements of record.

Tract 4: A part of the Southeast Quarter of the Northwest Quarter of Section 15, Township 14 North, Range 3 East, Jonesboro, Craighead County, Arkansas, being more particularly described as follows: Beginning at the Northeast corner of the Southeast Quarter of the Northwest Quarter of Section 15, Township 14 North, Range 3 East, Jonesboro, Craighead County, Arkansas; thence South 00° 00' 16" West along the East line of the Southeast Quarter of the Northwest Quarter of said Section 15, 688.87 feet to the point of beginning proper; thence continue South 00° 00' 16" West along said East line, 221.31 feet to the Northerly right-of-way of United States Highway Number 63; thence along said Northerly right-of-way the following bearings and distances: North 44° 21' 59" West, 19.89 feet; thence North 74° 40' 13" West, 239.90 feet; thence North 00° 00' 16" East, leaving said Northerly right-of-way line, 143.69 feet; thence South 89° 59' 44" East, 245.28 feet to the point of beginning proper, containing 1.00 acres, more or less, subject to all rights-of-way and easements of record.

Moore Rd.

Joe Mack Campbell Park

## CORRECTED TRACT 4

*Craighead Forest Rd.*

~~Tract 4: A part of the Northwest Quarter of the Southwest Quarter of Section 6, Township 13 North, Range 4 East, Jonesboro, Craighead County, Arkansas, being more particularly described as follows: Beginning at the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 6, Township 13 North, Range 4 East, Jonesboro, Craighead County, Arkansas; thence South 00° 33' 10" East, along the West line of the Northwest Quarter of the Northwest Quarter of said Section 6, 1323.80 feet to the Southwest corner of the Southwest Quarter of the Northwest Quarter of said Section 6; thence North 89° 58' 51" East, along the South line of the Southwest Quarter of the Northwest Quarter of said Section 6, 506.61 feet; thence South 14° 31' 32" East, leaving said South line, 93.37 feet to the point of beginning proper; thence North 75° 28' 28" East, 65.53 feet; thence North 69° 01' 50" East, 144.08 feet; thence South 14° 31' 32" East, 249.94 feet; thence South 75° 28' 28" West, 208.70 feet; thence North 14° 31' 32" West, 233.78 feet to the point of beginning proper, containing 1.15 acres, more or less, subject to all rights-of-way and easements of record.~~

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 its successors and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging.

And the Grantor hereby covenants with the Grantee 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 Mayor and City Clerk and its seal affixed this 6th day of May, 2009.

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.

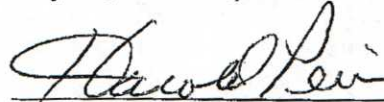
GRANTEE OR AGENT:

City Water and Light Plant of Jonesboro, Arkansas

GRANTEE'S ADDRESS:

400 E. MONROE AVE  
JONESBORO, AR, 72401

City of Jonesboro, Arkansas



By: Harold Perrin, Mayor

Attest:

  
Donna Jackson, City Clerk

DEED BK 796 PG 989

## ACKNOWLEDGMENT

STATE OF ARKANSAS )  
 ) SS.  
 COUNTY OF CRAIGHEAD )

**BE IT REMEMBERED** that on this 6th day of May, 2009, came before me, the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, Harold Perrin and Donna Jackson, to me personally well known (or satisfactorily proven to be), who stated that they were the Mayor and City Clerk of City of Jonesboro, Arkansas, a municipal corporation, and were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and on behalf of said corporation, and further stated and acknowledged that they 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 6th day of May, 2009.

Dian Street  
 Notary Public

My commission Expires:



Re-Recorded  
 DEED BK 796 PG 985 - 989  
 DATE 05/20/2009  
 TIME 04:21:53 PM  
 RECORDED IN,  
 OFFICIAL RECORDS OF  
 CRAIGHEAD COUNTY  
 ANN HUDSON  
 CIRCUIT CLERK  
[Signature], D.C.  
 RECEIPT# 188948

DEED BK 796 PG 102 - 105  
 DATE 05/08/2009  
 TIME 08:31:00 AM  
 RECORDED IN,  
 OFFICIAL RECORDS OF  
 CRAIGHEAD COUNTY  
 ANN HUDSON  
 CIRCUIT CLERK  
[Signature], D.C.  
 RECEIPT# 188438



\* J B 2 0 1 6 R - 0 0 4 9 3 2 4 \*

JB2016R-004932

CANDACE EDWARDS

CRAIGHEAD COUNTY

RECORDED ON:

04/05/2016 10:37AM

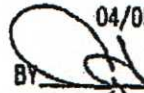
Type of Instrument: Warranty Deed  
Grantor: Jonesboro Economic Development Corporation  
Grantee: City Water and Light Plant of the City of Jonesboro, Arkansas

This Instrument Prepared By:

Waddell, Cole & Jones, PLLC  
Attorneys at Law  
P.O. Box 1700  
Jonesboro, Arkansas 72403

After recording Return to:

Waddell, Cole & Jones, PLLC  
Attorneys at Law  
P.O. Box 1700  
Jonesboro, Arkansas 72403

BY  D. C.



### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT JONESBORO ECONOMIC DEVELOPMENT CORPORATION, a nonprofit corporation, Grantor, by its President, duly authorized to so act by proper resolution of its Executive Committee, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid by CITY WATER AND LIGHT PLANT OF THE CITY OF JONESBORO, ARKANSAS, a consolidated improvement district, Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto said Grantee, and unto its successors and assigns forever, the following described lands lying in Craighead County, Arkansas, to-wit:

*Page 1*  
A part of the Northwest Quarter of the Northeast Quarter of Section 32, Township 14 North, Range 5 East, Jonesboro, Craighead County, Arkansas, more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of the Northeast Quarter of the aforesaid Section; thence South 0 degrees 51' 20" East, 77.45 feet to a set 5/8" x 20" rebar, said point of beginning proper; thence continue South 0 degrees 51' 20" East, 1238.31 feet to a found 5/8" x 20" rebar; thence South 87 degrees 41' 18" West, 1318.19 feet to a set 5/8" x 20" rebar; thence North 0

degrees 49' 21" West, 1014.19 feet to a point; thence North 87 degrees 39' 58" East, 251.18 feet to a found 1" iron pipe; thence North 1 degree 03' 53" West, 91.28 feet to set 5/8" x 20" rebar; thence North 87 degrees 40' 22" East, 209.21 feet to set 5/8" x 20" rebar; thence North 00 degrees 49' 21" West, 170.25 feet to a set 5/8" x 20" rebar, marking the Southerly right of way of C. W. Post Road; thence along said right of way line, North 87 degrees 40' 41" East, 443.00 feet to a set 5/8" x 20" rebar; thence along a curve to the right, said curve having a chord direction of South 88 degrees 33' 40" East, 208.08 feet, and a radius of 1454.53 feet, and curve length of 208.26 feet to a set 5/8" x 20" rebar; thence South 85 degrees 02' 40" East, 90.00 feet to a set 5/8" x 20" rebar; thence along a curve to the left, said curve having a chord direction of South 86 degrees 08' 48" East, 117.60 feet, and a radius of 1726.23 feet, and a curve length of 117.62 feet to the point of beginning proper; containing 36.11 acres, more or less, subject to all right-of-way and easements of record

free and clear from all liens and encumbrances except for those described in Exhibit "A" attached hereto and incorporated herein by reference ("Permitted Exceptions").

To have and to hold the same unto the said Grantee, and unto its successors and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

And Grantor hereby covenants with said Grantee that Grantor will forever warrant and defend the title to the said lands against all lawful claims whatever except as to the Permitted Exceptions.

IN TESTIMONY WHEREOF, this instrument is hereby executed by the aforescribed officers of Grantor this 23<sup>rd</sup> day of March, 2016.

JONESBORO ECONOMIC DEVELOPMENT  
CORPORATION

By: 

Name: Robert Jones

Title: President

ACKNOWLEDGMENT

STATE OF ARKANSAS  
COUNTY OF CRAIGHEAD

On this day before me, the undersigned, a Notary Public, within and for the County and State aforesaid, duly qualified, commissioned and acting, personally appeared Robert Jones, to me well known, and who subscribed to the foregoing instrument and stated and acknowledged that he was the President of Jonesboro Economic Development Corporation and that he as such corporate officer, being authorized so to do, had signed, executed, and delivered the foregoing instrument for the consideration, uses, and purposes therein contained, by signing himself as such officer and executing on behalf of the corporation as such officer.

WITNESS my hand and seal on this 23<sup>rd</sup> day of March, 2016.

Karen Leigh Crum  
Notary Public

My Commission Expires:  
10/25/2016



This Transaction is Exempt From  
the Provisions of the Arkansas Real Property  
Transfer Tax Under A.C.A. §26-60-102(1).

AMOUNT OF TAX \$0.00  
I certify under penalty of false  
swearing that at least the legally  
correct amount of documentary  
stamps have been placed on this  
instrument. Exempt or no  
consideration paid if none shown.

Grantee or Agent: C. W. Wadswell, Agent  
Grantee's Address: P. O. Box 1700  
Jonesboro, AR 72403

KNOW ALL MEN BY THESE PRESENTS:

THAT Regenia Frizzell Camp, a single person

# 1539

for and in consideration of the sum of ten and no/100 DOLLARS  
and other good and valuable considerations to me in hand paid by Jonesboro  
Industrial Development Corporation, the receipt of which is hereby acknowledged

do hereby grant, bargain, sell and convey unto the said Jonesboro Industrial Development Corporation

and unto its successors heirs and assigns forever, the following lands lying in the County of Craighead and State of Arkansas, to-wit:

The South Half of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 32, Township 14 North, Range 5 East.

AND

All of the Northwest Quarter of the Northeast Quarter of Section 32, Township 14 North, Range 5 East, LESS AND EXCEPT THE FOLLOWING DESCRIBED TRACTS: Tract 1: the East 210 feet of the West 460 feet of the North 210 feet of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 32, Township 14 North, Range 5 East; Tract 2: A part of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 32, Township 14 North, Range 5 East, more particularly described as follows: Commence at the NE corner of the said NW $\frac{1}{4}$  of the NE $\frac{1}{4}$ , which is the point of beginning; thence South along the East line of the NW $\frac{1}{4}$ , NE $\frac{1}{4}$  of said Section 32, 80.0 feet to the P. C. of curve right whose degree - 2.93 ( - 4.63, R - 1956.5', T - 144.68'); thence westerly along said curve 156.67 feet to the P.T. of said curve which is the P. C. of a curve left whose degree - 3.05 ( - 8.46, R - 1876.15', T - 138.76'); thence westerly 277.02 feet to the P.T. of said curve; thence west along a line 40 feet south and parallel to the North line of said Section 32 until it intersects with the west line of the NW $\frac{1}{4}$ , NE $\frac{1}{4}$  of said Section 32; thence north 40 feet along said West line until it intersects with the north line of said Section 32; thence east along said North line to the point of beginning, containing 1.338 acres, more or less.

To have and to hold the same unto the said Grantee  
and unto its successors heirs and assigns forever, with all appurtenances thereunto belonging.

And I hereby covenant with said Grantee

that I will forever warrant and defend the title to the said lands against all claims whatever.

WITNESS my hand and seal on this 3 day of February, 19 97.

(L.S.)

Regenia Frizzell Camp  
Regenia Frizzell Camp

### ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF CRAIGHEAD } SS

} SS

BE IT REMEMBERED, that on this day came before me the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting Regenia Frizzell Camp, a single person

to me well known as the grantor in the foregoing Deed, and stated that she had executed the same for the consideration and purpose therein mentioned and set forth, and grantor further declared her self to be a single person.

WITNESS my hand and seal as such Notary Public on this 3 day of February, 19 97.

My Commission Expires: OFFICIAL SEAL

DANON C. FISHER

NOTARY PUBLIC - ARKANSAS  
CRAIGHEAD COUNTY

My Commission Expires: 03

Danon Fisher Notary Public

STATE OF ARKANSAS **CERTIFICATE OF RECORD**

ARKANSAS  
DOCUMENTARY

\$11

04996

ARKANSAS  
DOCUMENTARY

\$82.50

294407

ARKANSAS  
DOCUMENTARY

\$82.50

294406

ARKANSAS  
DOCUMENTARY

\$82.50

294417

ARKANSAS  
DOCUMENTARY

\$82.50

294416

ARKANSAS  
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\$82.50

294410

ARKANSAS  
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\$82.50

294409

ARKANSAS  
DOCUMENTARY

\$82.50

294408

ARKANSAS  
DOCUMENTARY

\$55.00

289732

DEED BOOK 529 PAGE 5-6  
DATE : 02-05-1997  
TIME : 08:10:04 A.M.  
FILED & RECORDED IN  
OFFICIAL RECORDS OF  
CRAIGHEAD COUNTY, AR.  
ANN HUDSON  
CIRCUIT CLERK

Shannon Vickers D.C.