

ACKNOWLEDGMENT

STATE OF **Arkansas**
COUNTY OF **Craighead**

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, **Teresa Jo Watkins and Michael L. Watkins, wife and husband, and M. Joyce Williams, a single person, by Teresa Jo Watkins, Attorney-In-Fact for M. Joyce Williams**, to me well known as the grantors in the foregoing Deed, and stated that they had executed the same for the consideration and purpose therein mentioned and set forth.

And on the same day also voluntarily appeared before me each of the said grantors separately, and each grantor in the absence of such grantor's spouse declared that he or she had, of his or her own free will, executed said Deed and signed and sealed the relinquishment of dower, courtesy and homestead in the said Deed for the consideration and purposes therein contained and set forth, without compulsion or undue influence of such grantor's spouse.

WITNESS my hand and seal as such Notary Public on this **27th** day of **July, 2020**

Sanda Greene
Sanda Greene, Notary Public

My Commission Expires:
August 20, 2020



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.

Aaron Scott Price

Aaron Scott Price

Mailing Address: *1683 County Road 353, Bonv, AR 72414*

"EXHIBIT A"

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 15 NORTH, RANGE 3 EAST (7.63 ACRES) AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 15 NORTH, RANGE 3 EAST (14.33 ACRES) AND PART OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 14 NORTH, RANGE 3 EAST (0.81 ACRES) ALL IN CRAIGHEAD COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 15 NORTH, RANGE 3 EAST, SAID POINT BEING 12.69 FT. EAST OF THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 14 NORTH, RANGE 3 EAST; THENCE RUN N89°35'02"E ALONG THE SECTION LINE BETWEEN SAID SECTION'S 4 AND 33, A DISTANCE OF 1179.96 FT. TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE LEAVING SAID SECTION LINE RUN N00°47'29"E A DISTANCE OF 720.00 FT. TO A POINT; THENCE RUN S89°33'48"W A DISTANCE OF 272.41 FT. TO A POINT; THENCE RUN N00°47'29"E A DISTANCE OF 607.24 FT. TO A POINT; THENCE RUN N89°44'56"E A DISTANCE OF 725.32 FT. TO A POINT ALONG THE WEST RIGHT OF WAY LINE OF THE ST. LOUIS SAN FRANCISCO RAILROAD; THENCE ALONG SAID RIGHT OF WAY RUN ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 7339.25 FT., AN ARC LENGTH OF 352.89 FT., A CHORD BEARING OF S11°54'14"E, AND A CHORD LENGTH OF 352.85 FT. TO A POINT; THENCE CONTINUE ALONG SAID RIGHT OF WAY S11°11'26"E A DISTANCE OF 996.55 FT. TO A POINT WHERE SAID RIGHT OF WAY INTERSECTS WITH THE SECTION LINE BETWEEN SAID SECTION'S 4 AND 33; THENCE ALONG SAID SECTION LINE RUN S89°35'02"W A DISTANCE OF 323.50 FT. TO A POINT; THENCE LEAVING SAID SECTION LINE RUN S00°24'58"E A DISTANCE OF 200.40 FT. TO A POINT; THENCE RUN S89°35'02"W A DISTANCE OF 78.30 FT. TO A POINT; THENCE RUN N09°58'58"W A DISTANCE OF 14.90 FT. TO A POINT; THENCE RUN N69°10'58"W A DISTANCE OF 80.00 FT. TO A POINT; THENCE RUN N26°28'41"W A DISTANCE OF 174.47 FT. TO A POINT ALONG THE SECTION LINE BETWEEN SAID SECTION'S 4 AND 33; THENCE ALONG SAID SECTION LINE RUN S89°35'02"W A DISTANCE OF 181.95 FT. TO THE POINT OF BEGINNING, CONTAINING IN ALL 22.77 ACRES, AND BEING SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

RESERVING AND EXCEPTING UNTO THE SAID TERESA JO WATKINS AND MICHAEL L. WATKINS, WIFE AND HUSBAND, AND M. JOYCE WILLIAMS, A SINGLE PERSON, THEIR HEIRS AND ASSIGNS, A 20 FOOT INGRESS AND EGRESS EASEMENT OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

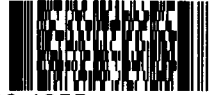
PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 15 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 15 NORTH, RANGE 3 EAST, THENCE RUN N89°35'02"E ALONG THE SOUTH SECTION LINE OF SAID SECTION 33, A DISTANCE OF 1239.97 FT. TO A POINT, SAID POINT BEING THE POINT OF BEGINNING OF SAID EASEMENT; THENCE RUN N00°47'29"E A DISTANCE OF 20 FT. TO A POINT; THENCE RUN N89°35'02"E A DISTANCE OF 673.21 FT. TO A POINT; THENCE RUN S11°11'26"E A DISTANCE OF 20.35 FT. TO A POINT ALONG THE SOUTH SECTION LINE OF SAID SECTION 33; THENCE RUN ALONG SAID SECTION LINE S89°35'02"W A DISTANCE OF 677.44 FT. TO THE POINT OF BEGINNING.



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: 20-1055

Grantee: AARON SCOTT PRICE, ET AL
Mailing Address: 1683 CR 353
BONO AR 724160000

Grantor: TERESA JO WATKINS AND MICHAEL L. WATKINS
Mailing Address: 8728 HWY 63 N
BONO AR 724160000

Property Purchase Price: \$100,000.00
Tax Amount: \$330.00

County: CRAIGHEAD
Date Issued: 07/28/2020
Stamp ID: 1211592704

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): Aaron Scott Price
Grantee or Agent Name (signature): u Date: 7/27/20
Address: 1683 CR 353
City/State/Zip: BONO, AR 72416