

2020R-016775

FILED

JONESBORO DISTRICT

CRAIGHEAD COUNTY, ARKANSAS

CANDACE EDWARDS, CLERK & RECORDER

07/28/2020 10:38:11 AM

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PAGES: 2

TRAMAIN MCDONALD

THIS INSTRUMENT PREPARED BY: J. Robin Nix, II, Attorney

EASEMENT DEED

KNOW ALL MEN BY THESE PRESENTS:

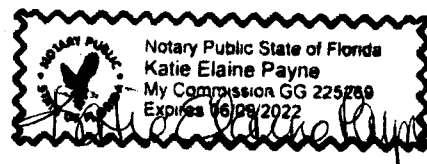
That we, **Jerry W. Smith and Nancy E. Smith, husband and wife**, Grantors, for and in consideration of the sum of TEN AND NO/100THS (\$10.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, convey, sell, and quitclaim an easement for the purpose of ingress and egress unto **M. Joyce Williams, Teresa Jo Watkins and Michael L. Watkins, as joint tenants with right of survivorship**, Grantees, and unto their heirs and assigns forever, all our right, title and interest in and to the following described property in Craighead County, Arkansas:

AN EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: PART OF THE SOUTHWEST QUARTER 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 SAID SECTION 33; THENCE RUN N89°35'02"E ALONG THE SOUTH LINE OF SAID SECTION 33, A DISTANCE OF 410.01 FT. TO A POINT, SAID POINT BEING THE POINT OF BEGINNING OF SAID EASEMENT; THENCE LEAVING SAID SOUTH SECTION LINE RUN N45°07'43"E A DISTANCE OF 136.01 FT. TO A POINT; THENCE RUN S00°47'29"W A DISTANCE OF 28.62 FT. TO A POINT; THENCE RUN S45°07'43"W A DISTANCE OF 95.16 FT. TO A POINT ALONG THE SOUTH LINE OF SAID SECTION 33; THENCE ALONG SAID SECTION LINE RUN S89°35'02"W A DISTANCE OF 28.56 FT. TO THE POINT OF BEGINNING.

Subject to assessments, building lines, easements, mineral reservations and/or conveyances, restrictions, and any other matters of record or fact.

NOTE: GRANTEES, THEIR HEIRS, SUCCESSORS AND/OR ASSIGNS SHALL BE RESPONSIBLE FOR ONE-HALF OF THE MAINTENANCE OF THE DRIVEWAY LOCATED ON THE ABOVE PROPERTY.

To have and to hold the same unto the said Grantees, and unto their heirs and assigns forever, with all appurtenances thereunto belonging.



And we, **Jerry W. Smith and Nancy E. Smith, husband and wife**, for and in consideration of the said sum of money, do hereby release and relinquish unto the said Grantees our rights of dower, curtesy, and possibility of Homestead in and to said lands.

WITNESS our hands and seals on this 5 day of May, 2020.

Jerry W. Smith
Jerry W. Smith

Nancy E. Smith
Nancy E. Smith

ACKNOWLEDGMENT

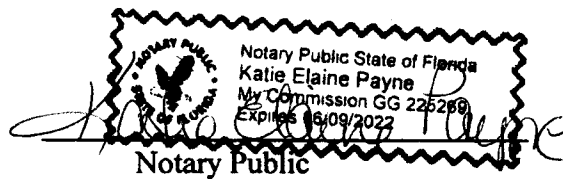
STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

BE IT REMEMBERED, that on this day came before me the undersigned, a Notary Public duly commissioned qualified and acting, within and for said County and State, in person the within named **Jerry W. Smith and Nancy E. Smith, husband and wife**, to me personally well known to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

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, curtesy 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.

IN TESTIMONY WHEREOF I have hereunto set my hand and official seal this 5 day of May, 2020.

My Commission Expires:
6-9-22



Buyer: Teressa Jo Watkins Address: 8728 Hwy 63 N
Bono, AR 72416