

2023R-018203

FILED

JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
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This Document Prepared By:

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Fort Worth, Texas 76109
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After Recording, Mail To:

Ms. Joyce Isbell
1925 Covey Drive
Jonesboro, AR 72404

BENEFICIARY DEED

CAUTION: THIS DEED MUST BE RECORDED PRIOR TO THE DEATH OF THE GRANTOR-OWNER IN ORDER TO BE EFFECTIVE

I, JOYCE ISBELL, a widow, as grantor-owner, hereby convey

in equal shares to the following grantee-beneficiaries: TERRY D. ISBELL, PERRY TIM ISBELL JR., and TAMMI GOODRICH, as joint-tenants-with-right-of-suvivorship,

effective on my death,

all of the following described real property (including all improvements thereon) located in the County of Craighead, State of Arkansas:

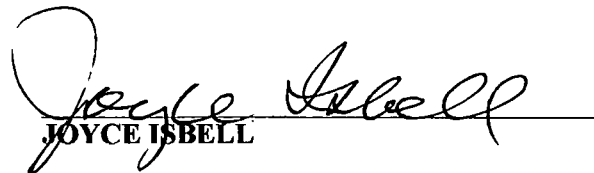
SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

If all Grantees do not survive me, I designate the following alternate Grantees in equal shares:

Grantee(s): Timothy D. Isbell, Brennan P. Isbell, Anna Rose Isbell, Lily N. Isbell, Ian D. Goodrich, and Mia I. Goodrich.

THIS BENEFICIARY DEED IS REVOCABLE. IT DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR-OWNER. IT REVOKES ALL PRIOR BENEFICIARY DESIGNATIONS BY THIS GRANTOR-OWNER FOR THIS INTEREST IN REAL ESTATE.

Dated this 10th day of October, 2023.

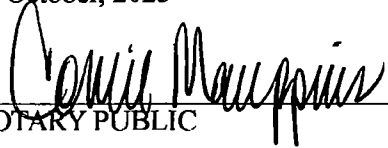

JOYCE ISBELL



STATE OF ARKANSAS)
) ss.
COUNTY OF CRAIGHEAD)

On this day personally appeared before me the undersigned, a Notary Public, within and for the County and State aforesaid, duly qualified, commissioned and acting, JOYCE ISBELL, to me well known (or established on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and official seal on this 10th day of October, 2023



NOTARY PUBLIC

My commission expires: 10/15/29

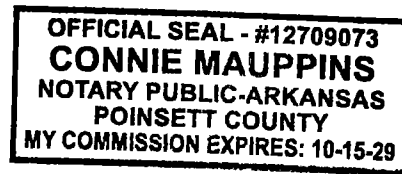


EXHIBIT A

TRACT ONE:

Bay Farm A, 40 acres, Parcel #: 10-135153-00200, Legal description: The North Half of the Southwest Quarter of the Southwest Quarter of Section 15, Township 13 North, Range 5 East.

TRACT TWO:

Bay Farm B, 36.01 acres, Parcel #: 10-135153-0050, Legal description: The South Half of the Southwest Quarter of the Southwest Quarter of Section 15, Township 13 North, Range 5 East, LESS AND EXCEPT the following two tracts: (1) Commencing at the Southwest Corner of the Southwest Quarter of Section 15, Township 13 North, Range 5 East and run thence East 225 feet to the true point of beginning; run thence North 208 feet; thence East 208 feet; run thence South 208 feet; and run thence West 208 feet to the true point of beginning (2) Commencing at the Southeast Corner of the said Southwest Quarter of the Southwest Quarter and run West along the South line thereof 375 feet to the point of beginning proper; thence continue West along the South line thereof 140 feet; thence North 190 feet; thence East parallel with said South line 140 feet; thence South 190 feet to the point of beginning proper.

TRACT THREE:

Cooper Farm A, 40 acres, Parcel #: 10-135151-00100, Legal description: Southwest Quarter of the Northeast Quarter of Section 15, Township 13 North, Range 5 East.

TRACT FOUR:

Cooper Farm B, 38.93 acres, Parcel #: 12-135161-00300, Legal description: Part of the Northeast Quarter of the Northeast Quarter of Section 16, Township 13 North, Range 5 East, Craighead County, Arkansas, being more particularly described as follows: Beginning at the Northeast Corner of said Section 16, run thence South 0 degrees 27' East 1216.2 feet; run thence South 88 degrees 14' West 417.4 feet; run thence South 0 degrees 27' East 104.35 feet; run thence South 88 degrees 14' West 901.3 feet; run thence North 0 degrees 21' West 1320.3 feet; run thence North 88 degrees 14' East 1316.3 feet to the true point of beginning, containing 38.93 acres, more or less. Subject to the right of way of Craighead 672 Road off the North side thereof, the right of way of Craighead 655 Road off the East side thereof, and all utility easements or rights of way of record.

TRACT FIVE:

Cochran Farm, 70.48 acres, Parcel #: 10-135164-00300, Legal description: All of the East Half of the Southeast Quarter of Section 16, Township 13 North, Range 5 East, LESS AND EXCEPT THE FOLLOWING DESCRIBED TRACTS: (1) Beginning at the Southwest corner of the

South Half of the Southeast Quarter of the Southeast Quarter of Section 16, Township 13 North, Range 5 East, as a point of beginning; thence run North 210 feet; thence run North 87 degrees 50' 30" East 210 feet; thence run South 210 feet; thence run South 87 degrees 50' 30" West 210 feet to the point of beginning; and (2) Begin at the Southwest corner of the North Half of the Southeast Quarter of the Southeast Quarter as a point of beginning, and run thence North 205 feet; thence run North 87 degrees 50' 30" East 205 feet; thence run South 205 feet; thence run South 87 degrees 50' 30" West 205 feet to the point of beginning.

TRACT SIX:

Lunsford Farm, 111.34 acres, Parcel #: 12-136184-00500, Legal description: A part of the Southeast Quarter of Section 18, Township 13 North, Range 6 East, Craighead County, Arkansas, and being more particularly described as follows: Beginning at the Southeast corner of aforesaid Section 18; thence North 87 degrees 25' 39" West 2659.48 feet; thence North 0 degrees 07' 56" East 1541.09 feet; thence South 87 degrees 48' 24" East 1713.10 feet; thence North 2 degrees 45' 00" East 864.92 feet; thence South 87 degrees 15' 00" East 52.86 feet; thence North 2 degrees 45' 00" East 227.80 feet to the South right of way line of Arkansas Highway No. 158; thence South 86 degrees 59' 08" East 588.21 feet along said right of way line to the West line of McDuffee's Second Addition; thence South 219.23 feet along said West line; thence South 1 degree 04' 56" East 200.14 feet along said West line; thence South 0 degrees 54' 18" East 100.05 feet along said West line; thence South 0 degrees 24' 47" East 99.80 feet along said West line; thence South 0 degrees 48' 10" East 102.02 feet; thence South 0 degrees 14' 32" West 99.94 feet along said West line; thence South 1 degree 25' 12" West 99.87 feet along said West line; thence South 10 degrees 10' 35" East 101.55 feet along said West line; thence South 16 degrees 56' 07" East 99.28 feet along said West line; thence South 16 degrees 43' 04" East 100.16 feet along said West line; thence South 16 degrees 21' 31" East 99.82 feet along said West line; thence South 16 degrees 13' 02" East 303.00 feet along said West line; thence South 55 degrees 58' 51" East 65.00 feet along said West line to the East line of said Section 18; thence South 0 degrees 06' 23" East 1018.00 feet along said East line of said Section 18 to the point of beginning proper, and being subject to all public and private roads and easements.

TRACT SEVEN:

Lunsford Farm Addition A, 19.96 acres, Parcel #: 12-136184-00200, Legal description: That part of the abandoned right of way of St. Louis Southwestern Railway Company located in the Southwest Quarter of Section 17, Township 13 North, Range 6 East, being more particularly described as follows: Beginning at the Southwest corner of said Section 17, run thence North 0 degrees 00' 41" West 959.4 feet, run thence Northeasterly along said right of way curving to the right having a radius of 1482.39 feet a distance of 40.3 feet to a ditch, run thence South 69 de-

degrees 25' East along a ditch 80.3 feet to the West right of way of Highway 69, run thence South 0 degrees 41' 40" East along right of way 175.2 feet, run thence Southerly along said right of way curving to the left having a radius of 1382.39 feet a distance of 67.07 feet, run thence South 0 degrees 09' 31" East along right of way 732.77 feet, run thence North 87 degrees 13' 19" West 84.46 feet to the true point of beginning, containing 1.89 acres, more or less.

TRACT EIGHT:

Lunsford Farm Addition B, 19.96 acres, Parcel #: 12-136184-00201, Legal description: A part of the North Half of the Southeast Quarter of Section 18, Township 13 North, Range 6 East, Craighead County, Arkansas, and being more particularly described as follows: Commencing at the Northwest corner of said Section 18, thence South 00 degrees 07' 56" West 240.00 feet to the point of beginning proper, thence South 87 degrees 36' 32" East 324.00 feet, thence North 00 degrees 07' 56" East 50.00 feet, thence South 87 degrees 36' 32" East 100.00 feet, thence North 00 degrees 10' 08" East 150.00 feet, thence South 87 degrees 36' 32" East 454.47 feet, thence South 00 degrees 06' 43" East 185.54 feet, thence North 87 degrees 36' 32" West 17.01 feet, thence South 00 degrees 07' 56" West 911.01 feet, thence North 87 degrees 48' 24" West 862.23 feet, thence North 00 degrees 07' 56" East 899.49 feet to the point of beginning proper, having an area of 869457.60 feet, 19.96 acres, more or less, and being subject to all public and private roads and easements, less and except the following described property: A part of the North Half of the Southeast Quarter of Section 18, Township 13 North, Range 6 East, Craighead County, Arkansas, and being more particularly described as follows: Commencing at the Northwest corner of the Southeast Quarter of said Section 18, thence South 0 degrees 07' 56" West 240.0 feet, thence South 87 degrees 36' 32" East 324.00 feet to the point of beginning proper, thence North 0 degrees 07' 56" East 50.00 feet, thence South 87 degrees 36' 32" East 100.00 feet, thence South 0 degrees 07' 56" East 50.00 feet, thence North 87 degrees 36' 32" West 100.0 feet to the point of beginning proper, and being subject to all public and private roads and easements.

TRACT NINE:

Holmes Farm, 40 acres, Parcel #: 12-135101-00200, Legal description: The Northwest Quarter of the Northeast Quarter of Section 10, Township 13 North, Range 5 East, Craighead County, Arkansas.

TRACT TEN:

Hwy 18 Farm Parcel 1, 26.2 acres, Parcel #: 12-145252-00300, Hwy 18 Farm Parcel 2, 17.92 acres, Parcel#: 12-145261-00400, Legal description: That part of the Northeast Quarter of the Northeast Quarter of Section 26 AND that part of the Northwest Quarter of the Northwest Quarter of Section 25, all in Township 14 North, Range 5 East, described as follows: Beginning at the

Southeast corner of said Northwest Quarter of the Northwest Quarter, run thence North 0 degrees 58' West 250.0 feet to a found pipe, run thence South 88 degrees 32' West 70.73 feet to the true point of beginning; run thence South 88 degrees 32' West 329.27 feet, run thence South 0 degrees 58' East 100.0 feet, run thence South 88 degrees 32' West 920.0 feet, run thence South 88 degrees 09' West 1154.1 feet, run thence North 0 degrees 58' West 784.1 feet, run thence North 87 degrees 47' East 854.7 feet, run thence South 0 degrees 57' East 432.6 feet to a found pipe, run thence North 88 degrees 27' East 480.3 feet to a found pipe, run thence North 0 degrees 58' West 725.9 feet to the South right-of-way of Highway 18, run thence North 88 degrees 27' East along said right-of-way 1037.53 feet, run thence South 2 degrees 50' East 956.3 feet to the true point of beginning, containing 44.15 acres, more or less, subject to all utility easements.

TRACTELEVEN:

Joyce Isbell Family Home, Parcel #: 01-143264-21600, Legal description: 1925 Covey Drive, Lot 4 of Timber Trails, an Addition to the City of Jonesboro, Arkansas, as shown by Plat in Deed Record 158 Page 91, Subject to Bill of Assurance in Deed Record 176 Page 583 and to easements shown on recorded Plat, Less the Easterly 6 feet 3 inches. TOGETHER WITH ALL FUNDS HELD ON DEPOSIT IN OUR TAX AND INSURANCE ACCOUNT.

TRACTTWELVE:

Bay Gin Purchase, 15.61 acres, Parcel #: 12-134124-00700, Legal description: All the Southeast Quarter of the Southeast Quarter of Section 12, Township 13 North, Range 4 East, LESS AND EXCEPT the East 174 feet of the South 250.33 feet of the North 807.33 feet thereof, and LESS AND EXCEPT the South 210 feet of the East 210 feet thereof, and subject to a public road along the East side.