

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That I, **BOBBIE RICHARDS** (aka Bobbie J. Richards), a single person, Grantor, for the consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by **BJ RICHARDS INVESTMENTS, LLC**, an Arkansas limited liability company, Grantee, the receipt and sufficiency of which is hereby acknowledged, do grant, bargain, sell and convey unto the said Grantee, and unto its successors and assigns forever, the following described property, situated in Craighead County, Arkansas, to wit:

SEE EXHIBIT "A"

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

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

WITNESS my hand and seal this 18<sup>th</sup> day of January, 2022

  
BOBBIE RICHARDS

This Instrument Prepared By  
The Perkins Law Firm, P.A.  
P. O. Box 4054  
Jonesboro, Arkansas 72403-4054

ACKNOWLEDGMENT

STATE OF ARKANSAS  
COUNTY OF CRAIGHEAD

On this day before me personally appeared BOBBIE RICHARDS, a single person, to me personally well known, who acknowledged that she executed this Warranty Deed for the purposes therein contained by signing her name thereto.

WITNESS my hand and official seal this 18 day of January, 2022.

My Commission Expires: 9-26-31

*Crystal T. Ellis*

Notary Public



AMOUNT OF TAX \$ -0-

I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument.

*William J. Richards*

Grantee: BJ Richards Investments, LLC

Grantee's Address: c/o Bobbie J. Richards  
709 E. College St.  
Bono, Ar 72416

## EXHIBIT "A"

Part of the Northeast Quarter of the Northeast Quarter of Section 30, Township 15 North, Range 3 East, more particularly described as follows: Commence at the Northeast Corner of the Northeast Quarter of the Northeast Quarter of Section 30 aforesaid; thence South 225 feet; thence West to the East boundary line of the right of way of the St. Louis-San Francisco Railroad; thence in a Northwesterly direction along said right of way line 179 feet; thence East 24 feet; thence North 76 ½ feet; thence East 74 1/3 feet to the point of beginning proper.

ALSO, a part of the Northeast Quarter of the Northeast Quarter of Section 30, Township 15 North, Range 3 East, more particularly described as follows: Commence at a point on the Section Line 74 feet 4 inches West of the Northeast Corner of Section 30 aforesaid; thence South 76 feet ½ inches; thence West 24 feet to the East right of way line of the St. Louis-San Francisco Railway; thence Northwesterly along said East right of way line to the North line of Section 30 aforesaid; thence East along the North line of Section 30 aforesaid 43 ½ feet to the point of beginning proper.

ALSO, The Northeasterly 40.0 feet of The Burlington Northern and Santa Fe Railway Company's (formerly St. Louis San Francisco Railway Company) 200.0 foot wide Station Ground Property at Bono, Arkansas, being 100.0 feet wide on each side of said Railway Company's Main Track centerline as now located and constructed upon, over, and across the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 30, Township 15 North, Range 3 East of the Fifth Principal Meridian, Craighead County, Arkansas, lying between two lines drawn parallel with and distant, respectively 60.0 and 100.0 feet Northeasterly of, as measured at right angles from said Main Track centerline and bounded on the Northwest by a line (hereinafter referred to as Line "A") drawn parallel with and distant 25.0 feet Southerly of, as measured at right angles from the North line of said Northeast Quarter of the Northeast Quarter of the Northeast Quarter, and bounded on the Southeast by a line drawn at right angles to said Main Track centerline distant 118.0 feet Southeasterly of the herein above mentioned Line "A", as measured along a line drawn parallel with and distant 100.0 feet Northeasterly of, as measured at right angles from said Main Track centerline.

AND

Lot 14 Block "B" of Sunset Hills Second Addition to the City of Jonesboro, Arkansas, as shown by Plat of record in Plat Book 123 page 219, subject to Bill of Assurance in Deed Record 159 page 523 and Amendment to Bill of Assurance in Deed Record 169 page 119 at Jonesboro, Arkansas, and to easements as shown on recorded Plat.

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

AND

Land situated in Bono, County of Craighead and State of Arkansas to-wit:

Lot 6 of Craft Addition to Bono, Arkansas, the same being a part of the Northeast Quarter of the Northeast Quarter of Section 30, Township 15 North, Range 3 East, and being subject to any easements of record.

AND

Lot 7 of Allen's Subdivision of the South Half of the Northwest Quarter of the Northeast Quarter of Section 28, Township 14 North, Range 4 East, Craighead County, Arkansas, LESS AND EXCEPT THE SOUTH 100 FEET THEREOF.

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