

FIDUCIARY DEED

KNOW ALL MEN BY THESE PRESENTS:

That TEDDY MACK ROGERS, Trustee of the HARLEY BOX TESTAMENTARY TRUST, Grantor, pursuant to the authorization contained in an Order filed on or about January 4, 2023, in a cause styled, In the Matter of the Harley Box Testamentary Trust and the Sylla Box Testamentary Trust, pending in the Circuit Court of Craighead County, Arkansas, Eastern District, Probate Division, *Case No. 16LPR-22-50*, and for the consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by TEDDY MACK ROGERS, Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said Grantee, and unto his heirs and assigns forever, all of the right, title, interest and estate of the Harley Box Testamentary Trust, in and to an undivided one-half (½) interest in the following described real property, situated in Craighead County, Arkansas:

SEE EXHIBIT "A"

TO HAVE AND TO HOLD the same unto the said Grantee, and unto his heirs and assigns forever, with all appurtenances thereunto belonging. And Grantor hereby covenants with Grantee

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

that it will forever warrant and defend the title to such lands against all claims and encumbrances done or suffered by or through it, but against none other.

WITNESS our hands and seals this 10 day of January, 2023.

THE HARLEY BOX TESTAMENTARY TRUST

Ted M. Rogers  
TEDDY MACK ROGERS, Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS  
COUNTY OF CRAIGHEAD

On this the 10 day of January, 2023, before me, the undersigned officer, personally appeared TEDDY MACK ROGERS, who acknowledged that he is the Trustee of the Harley Box Testamentary Trust, and that he, as such Trustee, being authorized so to do, executed the foregoing Fiduciary Deed for the purposes therein contained, by signing the name of the Trust by him as Trustee.

In witness whereof, I hereunto set my hand and official seal.

Hannah Smithee  
Notary Public

My Commission Expires:  
1-10-30



AMOUNT OF TAX \$ -0-

I certify under penalty of false swearing documentary stamps or a documentary symbol in the legally correct amount have been placed on this instrument.

Geo. S. Bryant  
Grantee or Agent: Teddy Mack Rogers  
Grantee's Address: 5409 Khakis Place  
Jonesboro, AR 72404

## EXHIBIT "A"

The Southwest Quarter of the Southwest Quarter of Section 20, Township 14 North, Range 6 East, containing 40 acres, according to the United States Government Survey, LESS AND EXCEPT THE FOLLOWING TRACTS: (1) Part of the Southeast Quarter of the Southeast Quarter of Section 19 and the Southwest Quarter of Section 20, Township 14 North, Range 6 East, Craighead County, Arkansas, more particularly described as follows: Starting at the Southeast corner of the Southwest Quarter of the Southwest Quarter of Section 20; thence North 0° 17' West along the East line thereof a distance of 30.0 feet to a point on the existing Northerly right of way line of State Highway 18 for the Point of Beginning; thence North 87° 19' West along said existing right of way line a distance of 258.7 feet to a point; thence North 87° 25' West along said existing right of way line a distance of 1,844.4 feet to a point; thence North 87° 19' West along said existing right of way line a distance of 21.1 feet to a point; thence North 1° 45' East a distance of 68.0 feet to a point on the proposed Northerly right of way line of said highway; thence South 83° 35' East along said proposed right of way line a distance of 569.6 feet to a point; thence South 87° 25' East along said proposed right of way line a distance of 1,298.3 feet to a point thence South 87° 19' East along said proposed right of way line a distance of 257.1 feet to a point on the East line of the Southwest Quarter of the Southwest Quarter of Section 20; thence South 0° 17' East along said East line a distance of 30.0 feet to the point of beginning and containing 1.71 acre, more or less, which includes 0.03 acre, more or less, being used as a public road; (2) Part of the Southwest Quarter of the Southwest Quarter of Section 20, Township 14 North, Range 6 East, Craighead County, Arkansas, more particularly described as follows: Starting at at 1 1/4 inch pipe being used as the center Quarter corner of Section 20; thence South 00° 07' 48" East along the East line of the Southwest Quarter of Section 20 a distance of 2608.51 feet to a point on the Northerly right of way line of Arkansas State Highway 18 as established by AHTD Job 10730; thence North 87° 29' 27" West along said right of way line a distance of 1,338.74 feet to a point on the East line of the Southwest Quarter of the Southwest Quarter of Section 20 for the point of beginning; thence continue North 87° 29' 27" West along the Northerly right of way line of Arkansas State Highway 18 as established by AHTD Job 10730 a distance of 258.85 feet to a point; thence North 87° 33' 42" West along the Northerly right of way line of Arkansas State Highway 18 as established by AHTD Job 10730 a distance of 654.29 feet to a point on the Northerly right of way line of Arkansas State Highway 18 as established by AHTD Job 100306; thence North 02° 29' 38" East along said right of way line a distance of 20.16 feet to a point; thence South 87° 30' 22" East along said right of way line a distance of 912.25 feet to a point on the East line of the Southwest Quarter of the Southwest Quarter of Section 20; thence South 00° 07' 53" East along said East line a distance of 19.62 feet to the point of beginning and containing 0.41 acres, more or less, as shown on plans prepared by the AHTD referenced as Job 100306.