

2023R-000972

FILED

LAKE CITY DISTRICT  
CRAIGHEAD COUNTY, ARKANSAS  
DAVID VAUGHN, CLERK & RECORDER

01/18/2023 02:53:16 PM

FEE: 25.00

PAGES: 3

M SUE GURLEY-LC

## QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS:

THAT I, **DUSTIN CARLE**, a single person, **GRANTOR**, for and in consideration of the sum of Ten and 0/100 Dollars (\$10.00), and other good and valuable consideration paid by **DYLAN E. CARLE**, **GRANTEE**, the receipt of which is hereby acknowledged, hereby transfer and quitclaim unto the said **GRANTEE**, and unto his heirs and assigns forever, all of my right, title, interest, equity and estate in and to the following lands lying in the Eastern District of Craighead County, State of Arkansas:

A part of the Southwest Quarter of the Southwest Quarter of Section 26, Township 15 North, Range 7 East, being more particularly described as follows: Begin at the intersection of the East line of said Southwest Quarter of the Southwest Quarter with the centerline of Arkansas Highway No. 18; thence South 89°56'45" West along said centerline 833.0 feet; thence North 0°03'15" West 40.0 feet to the North right of way line of Arkansas Highway No. 18; thence North 89°56'45" West on said right of way line 147.92 feet; thence North 70°45'51" West on said right of way line 69.65 feet; thence North 0°03'15" West 194.71 feet to the point of beginning proper; thence South 89°56'45" West 250.40 feet; thence North 0°48'15" West 173.21 feet; thence North 89°56'45" East 252.67 feet; thence South 0°03'15" East 173.20 feet to the point of beginning proper, containing 1.00 acre, more or less;

And

A part of the Southwest Quarter of the Southwest Quarter of Section 26, Township 15 North, Range 7 East, being more particularly described as follows: Begin at the intersection of the East line of said Southwest Quarter of the Southwest Quarter with the centerline of Arkansas Highway No. 18; thence South 89°56'45" West along said centerline 833.0 feet; thence North 0°03'15" West 40.0 feet to the North right of way line of said Highway No. 18; thence South 89°56'45" West 147.92 feet; thence North 70°45'51" West 69.65 feet to the point of beginning proper; thence North 70°45'51" West on said right of way line 36.30 feet; thence North 84°36'50" West on said right of way line 214.98 feet; thence North 0°48'15" West 162.35 feet; thence North 89°56'45" East 250.40 feet; thence South 0°03'15" East 194.71 feet to the point of beginning proper, containing 1.00 acre, more or less;

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Doc# 2023R-000972



LESS AND EXCEPT:

Part of the Southwest Quarter of the Southwest Quarter of Section 26, Township 15 North, Range 7 East, Craighead County, Arkansas, more particularly described as follows: Commencing at a Cotton Picker Spindle being used as the West Sixteenth Corner of Sections 26 and 35; thence North 01°43'01" West along the East line of the Southwest Quarter of the Southwest Quarter of Section 26 a distance of 49.09 feet to a point on the Northerly right of way line of Arkansas State Highway 18 as established by AHTD Job 10707; thence North 89°10'15" West along said right of way line a distance of 228.03 feet to a point; thence South 00°49'45" West along said right of way line a distance of 10.00 feet to a point; thence North 89°10'15" West along said right of way line a distance of 750.00 feet to a point; thence North 69°52'51" West along said right of way line a distance of 67.64 feet to the POINT OF BEGINNING; thence continue North 69°52'51" West along said right of way line a distance of 38.31 feet to a point; thence North 83°44'05" West along said right of way line a distance of 74.79 feet to a point on the Northerly right of way line of Arkansas State Highway 18 as established by AHTD Job 100651; thence South 86°27'22" East along said right of way line a distance of 110.17 feet to a point; thence South 01°25'00" East a distance of 14.53 feet to the point of beginning and containing 0.01 acres more or less as shown on plans prepared by the AHTD referenced as Job 100651.

TO HAVE AND TO HOLD unto the Grantee, and unto his heirs and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

WITNESS my hand this 9<sup>th</sup> day of January, 2023.

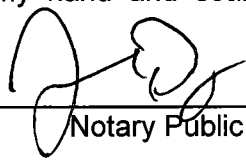
  
\_\_\_\_\_  
DUSTIN CARLE

**ACKNOWLEDGMENT**

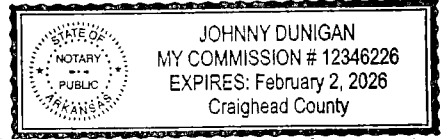
State of Arkansas )  
 )  
County of Craighead )

On this day before the undersigned, a Notary Public duly qualified and acting in and for the county and state aforesaid, personally appeared Dustin Carle to me well known to be the person whose name appears as Grantor in the foregoing instrument, and stated he executed the same for the consideration, uses and purposes therein stated.

In witness whereof, I hereunto set my hand and seal on this 9<sup>th</sup> day of January, 2023.

  
\_\_\_\_\_  
Notary Public

My commission expires:  
2/2/2026



*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. (If none shown, exempt or no consideration paid).*

Grantee: Dylan Carle

Grantee's Address: 20701 Hwy 18 E Monette Ar

This instrument prepared on information of the parties by:

Johnny Dunigan  
Attorney at Law  
219 West Drew  
P.O. Box 405  
Monette, Arkansas 72447  
(870) 486-1355