

ELECTRONIC RECORDING
2020R-016584
CERTIFICATE OF RECORD
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
CANDACE EDWARDS, CLERK & RECORDER
07/24/2020 02:00:00 PM
RECORDING FEE: 30.00
PAGES: 4

Please Return To:

Lenders Title Company
2207 Fowler Avenue
Jonesboro AR, 72401
Phone: 870-935-7410
Fax: 870-933-7222

File Number: 20-077950-300

This deed form prepared under the supervision of:
J. Mark Spradley, Attorney at Law
1501 N. University, Suite 155
Little Rock, AR 72202

Transactional data completed by Lenders Title Company

FOR RECORDER'S USE ONLY

WARRANTY DEED
(MARRIED PERSONS)

KNOW ALL MEN BY THESE PRESENTS:

That, Mary Jane Reed and William Reed, a married couple, Grantor(s), for and in consideration of the sum of --- TEN AND 00/100--- DOLLARS---(\$10.00)---and other good and valuable consideration in hand paid by City Water and Light Plant of the City of Jonesboro, Arkansas, Grantee(s), the receipt and sufficiency of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the Grantee(s), and unto its successors and assigns forever, the following lands lying in the County of Craighead and the State of Arkansas to-wit:

PART OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 05 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 05 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 88° 14' 46" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27, 714.46 FEET TO THE POINT OF BEGINNING PROPER; THENCE SOUTH 20° 40' 31" WEST, LEAVING SAID NORTH LINE, 141.56 FEET; THENCE SOUTH 04° 13' 47" EAST, 284.74 FEET; THENCE NORTH 85° 52' 52" EAST, 664.42 FEET TO THE CENTERLINE OF CRAIGHEAD COUNTY ROAD NO. 673; THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 04° 21' 00" EAST, 324.37 FEET; SOUTH 08° 25' 46" EAST, 424.95 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE SOUTH 00° 09' 17" EAST,

180.93 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE SOUTH 00° 54' 04" EAST, ALONG SAID EAST LINE, 1220.85 FEET; THENCE SOUTH 88° 13' 31" WEST, LEAVING SAID EAST LINE, 1318.19 FEET TO THE WEST LINE OF THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE SOUTH 00° 49' 15" EAST, ALONG SAID WEST LINE, 92.78 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE SOUTH 00° 51' 17" EAST, ALONG SAID EAST LINE, 955.48 FEET TO THE CENTERLINE OF CRAIGHEAD COUNTY ROAD NO. 648; THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 84° 45' 32" WEST, 1072.61 FEET; SOUTH 81° 49' 17" WEST, 140.80 FEET; SOUTH 74° 23' 30" WEST, 140.80 FEET; SOUTH 75° 20' 08" WEST, 986.16 FEET; SOUTH 79° 38' 52" WEST, 140.10 FEET TO THE CENTERLINE OF MAPLE SLOUGH DITCH; THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES AND DISTANCES: NORTH 00° 16' 18" WEST, 846.38 FEET; NORTH 14° 24' 53" WEST, 146.69 FEET; NORTH 25° 20' 08" WEST, 151.70 FEET; NORTH 31° 00' 56" WEST, 215.30 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE NORTH 88° 21' 19" EAST, ALONG SAID NORTH LINE, 1319.89 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE NORTH 00° 48' 32" WEST, ALONG SAID WEST LINE, 1315.83 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE NORTH 88° 19' 52" EAST, ALONG SAID NORTH LINE, 1317.22 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE NORTH 00° 25' 27" WEST, ALONG SAID WEST LINE, 1313.28 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE NORTH 88° 14' 46" EAST, ALONG SAID NORTH LINE, 605.57 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 170.62 ACRES (7,432,311 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

"This transaction is exempt from the provisions of the Arkansas Real Property Transfer Tax Act under A.C.A. 26-60-102(1)."

Subject to any recorded: assessments, building lines, easements, mineral reservations and/or conveyances, and restrictions, if any.

TO HAVE AND TO HOLD the above described lands unto the Grantee(s) and unto its successors and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging.

And the Grantor(s) hereby covenant with the Grantee(s) that they will forever warrant and defend the title to the above described lands against all claims whatsoever.

And we, Mary Jane Reed and William Reed, a married couple, for the consideration recited herein, do hereby release and relinquish unto the Grantee(s) and unto its successors and assigns, all of our right of dower, curtesy, and homestead in and to said lands.

WITNESS our hand(s) and seal(s) on this 23rd day of July, 2020.

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. Exempt or no consideration paid if none shown.

Mary Jane Reed
Mary Jane Reed
William Reed
William Reed

GRANTEE OR AGENT: Lenders Title for City Water and Light

GRANTEE'S ADDRESS: 400 E Monroe Jonesboro, AR 72401

ACKNOWLEDGMENT

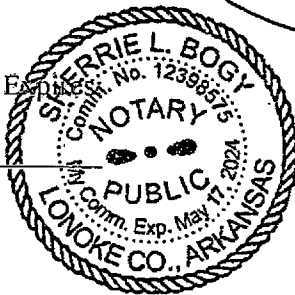
STATE OF ARKANSAS)
COUNTY OF LONOKE) SS.
~~CRAIGHEAD~~

BE IT REMEMBERED, that on this day came before me, the undersigned, a notary public within and for the County and State aforesaid, duly commissioned and acting, Mary Jane Reed and William Reed, a married couple, to me well known as (or satisfactorily proven to be) the persons whose names are subscribed to the foregoing instrument and acknowledged that they had executed the same for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 23rd day of July, 2020.

Sherril L. Bogy
Notary Public

My commission Expires





ARKANSAS DEPARTMENT OF FINANCE AND ADMINISTRATION
Real Property Transfer Tax Affidavit of Compliance Form

Grantee (Purchaser) Name City Water and Light Plant of Jonesboro, Ar.			Grantor (Seller) Name Mary Jane Reed		
Address 400 E. Monroe St.			Address P. O. Box 327		
City Jonesboro	State Ar	Zip Code 72401	City England	State Ar	Zip Code 72046

Date of real property transfer (as reflected on the transfer instrument): July 23rd, 2020

Name of the county where the property is located: Craighead

Amount of the full consideration for the transaction: \$1,535,580.00

Please select the appropriate exemption below:

- A transfer to or from the United States, the State of Arkansas, or any of the instrumentalities, agencies, or political subdivisions of the United States or the State of Arkansas.
- Any instrument or writing given solely to secure a debt.
- Any instrument solely for the purpose of correcting or replacing an instrument that has been previously recorded with full payment of the tax having been paid at the time of the previous recordation.
- An instrument conveying land sold for delinquent taxes.
- An instrument conveying leasehold interest in land only.
- An instrument, including a timber deed, that conveys or grants the right to remove timber from land if the instrument grants or conveys the right to remove timber for a period of not to exceed twenty-four (24) months.
- An instrument given by one (1) party in a divorce action to other party to the divorce action as a division of marital property whether by agreement or order of the court.
- An instrument given in any judicial proceeding to enforce any security interest in real estate when the instrument transfers the property to the same person who is seeking to enforce the security interest.
- An instrument given to a secured party in lieu of or to avoid a judicial proceeding to enforce a security interest in real estate.
- An instrument conveying a home financed by the Federal Housing Administration, the United States Department of Veterans Affairs, or the United States Department of Agriculture Rural Development, if the sale price of the home is sixty thousand dollars (\$60,000) or less and the seller files with the county recorder of deeds a sworn statement by the buyer stating that neither the buyer nor the spouse of the buyer has owned a home within three (3) years of the date of closing and also stating the sale price of the home.
- An instrument conveying land between corporations, partnerships, limited liability companies, or other business entities or between a business entity and its shareholder, partner or member incident to the organization, reorganization, merger, consolidation, capitalization, asset distribution, or liquidation of a corporation, partnership, limited liability company, or other business entity.
- A beneficiary deed under ACA 18-12-608.
- Consideration of \$100 or less
- Other (Explain): "This transaction is exempt from the provisions of the Arkansas Real Property Transfer Tax Act under A.C.A 26-60-102(1)."

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.

City Water and Light Plant of the City Lenders Title Agent for July 23, 2020
of Jonesboro, (Print Name) Arkansas Kevan Inboden (Signature of Requestor) (Date)

Real Property Tax Affidavit of Compliance Form (R 10/08/13)