

This instrument was prepared by
Donald Goodner, Attorney at Law, Ltd.
P.O. Box 567, 207 Washington Street
Waldron, AR 72958

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Deed
04/29/2013 01:58 PM
Scott County, Ar
Sandra Staggs, Circuit Clerk

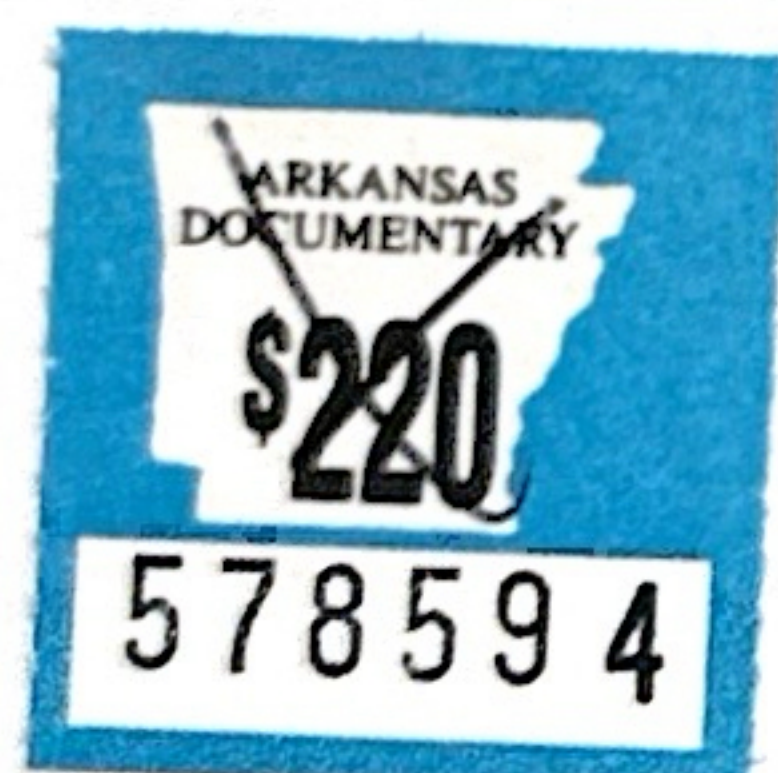
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, [REDACTED],
GRANTORS, for and in consideration of the sum of Ten Dollars
(\$10.00) and other considerations in hand paid by [REDACTED] and
[REDACTED], **husband and wife**, GRANTEES, the receipt of which
is hereby acknowledged, do hereby **GRANT, BARGAIN, SELL and CONVEY**
unto the said GRANTEES and unto their heirs and assigns forever,
the following lands lying in Scott County, Arkansas:

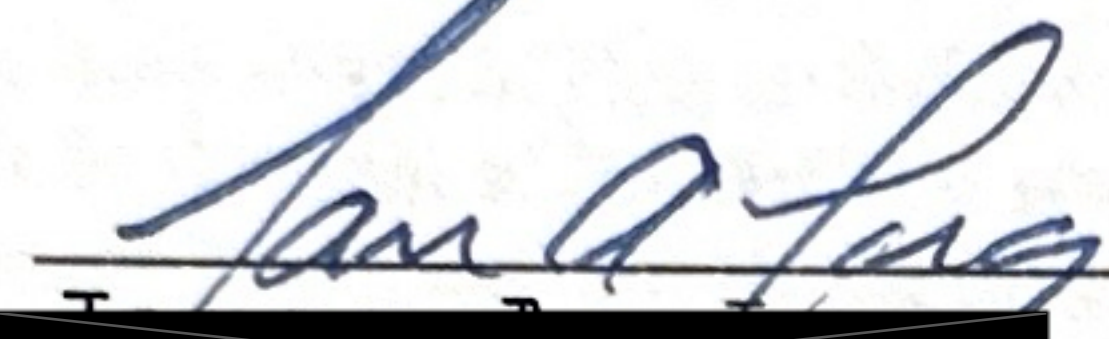
A part of the NE1/4 of the NE1/4 of section 28 T3N R29W
of the fifth P.M. Scott County, Arkansas and more
definitely described as follows: Begin at the northwest
corner of said forty and run S 88 degrees 24 minutes 00
seconds E along forty line 458.00 Ft., Thence S 00
degrees 00 minutes 00 seconds W 292.00 Ft. to a point on
the east right of way of McEntire Street, Thence S 01
degrees 42 minutes 51 seconds W along said right of way
364.02 Ft., Thence N 76 degrees 29 minutes 44 seconds E
71.21 Ft., Thence N 86 degrees 07 minutes 15 seconds E
104.26 Ft., Thence S 48 degrees 07 minutes 25 seconds E
44.77 Ft., Thence S 83 degrees 27 minutes 23 seconds E
85.97 Ft., Thence S 01 degrees 03 minutes 14 seconds W
206.47 Ft., Thence N 88 degrees 13 minutes 41 seconds W
164.70 Ft., Thence N 13 degrees 04 minutes 47 seconds W
240.20 Ft. to point of beginning, containing 1 acres,
more or less, as surveyed by Joe Pickens dated June 5,
2007.

ALSO an easement for roadway purposes described as
follows: A part of the NE1/4 of the NE1/4 of section 28
T3N R29W of the fifth P.M. Scott County, Arkansas and
more definitely described as follows: Begin at the
northwest corner of said forty and run S 88 degrees 24
minutes 00 seconds E along forty line 458.00 Ft., Thence
S 00 degrees 00 minutes 00 seconds W 292.00 Ft. to a
point on the east right of way of McEntire Street, Thence
S 01 degrees 42 minutes 51 seconds W along said right of
way 351.22 Ft. to the centerline of a 16.00 Ft. wide
driveway for point of beginning of easement the easement



being 16.00 Ft. wide 8.00 Ft. each side of the following courses: N 75 degrees 57 minutes 07 seconds E 68.22 Ft., N 89 degrees 11 minutes 42 seconds E 73.34 Ft., S 60 degrees 42 minutes 24 seconds E 16.35 Ft.

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


P.O. Box 237
Waldron, AR 72958


TO HAVE AND TO HOLD the same unto the said GRANTEES and unto their heirs and assigns forever, with all appurtenances thereunto belonging.


And we hereby covenant with the said GRANTEES that we will forever warrant and defend the title to the said lands against all claims whatever.

WITNESS our hands on this 26th day of April, 2013.


ACKNOWLEDGMENT

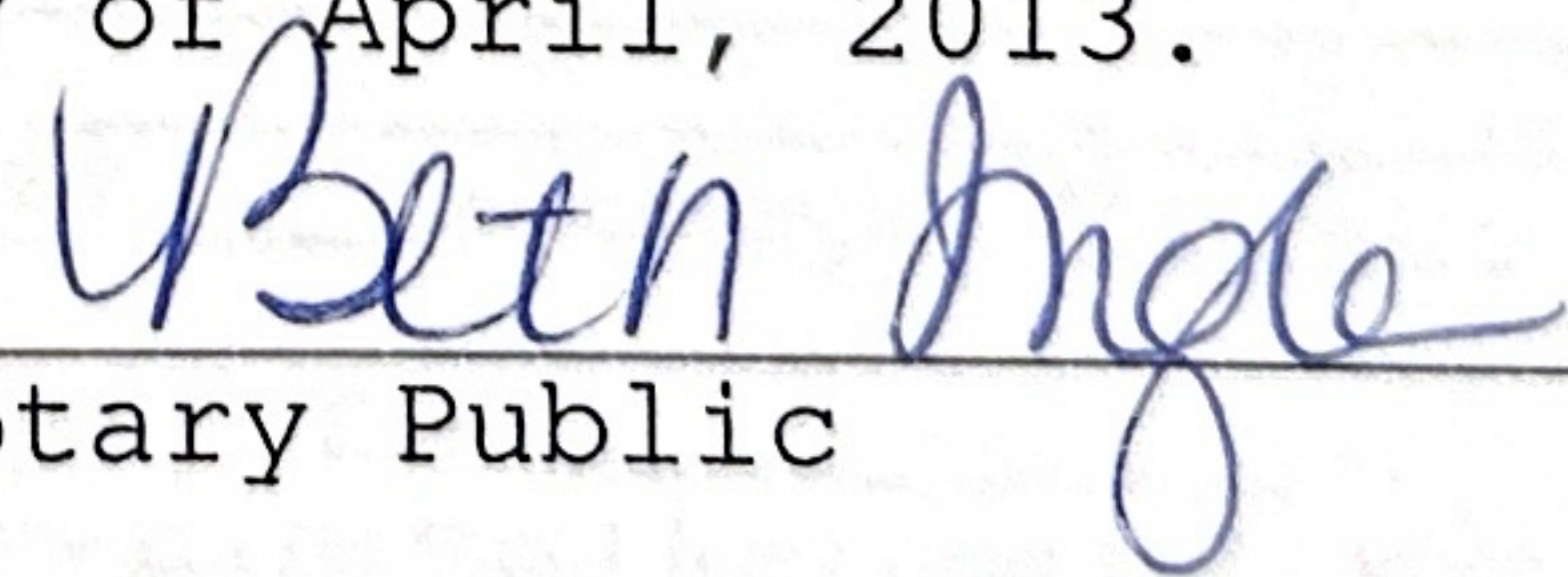
STATE OF ARKANSAS
COUNTY OF SCOTT

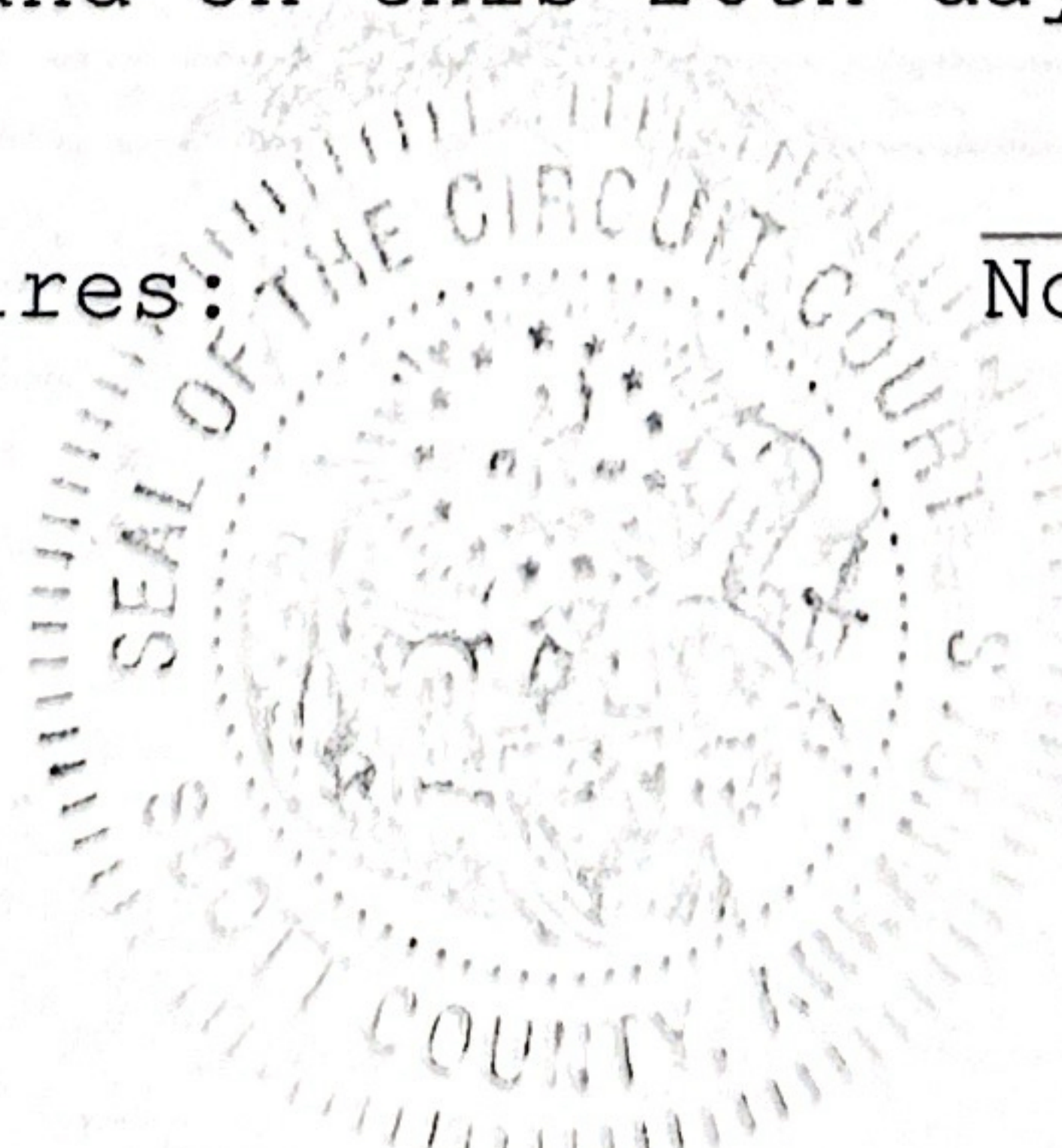
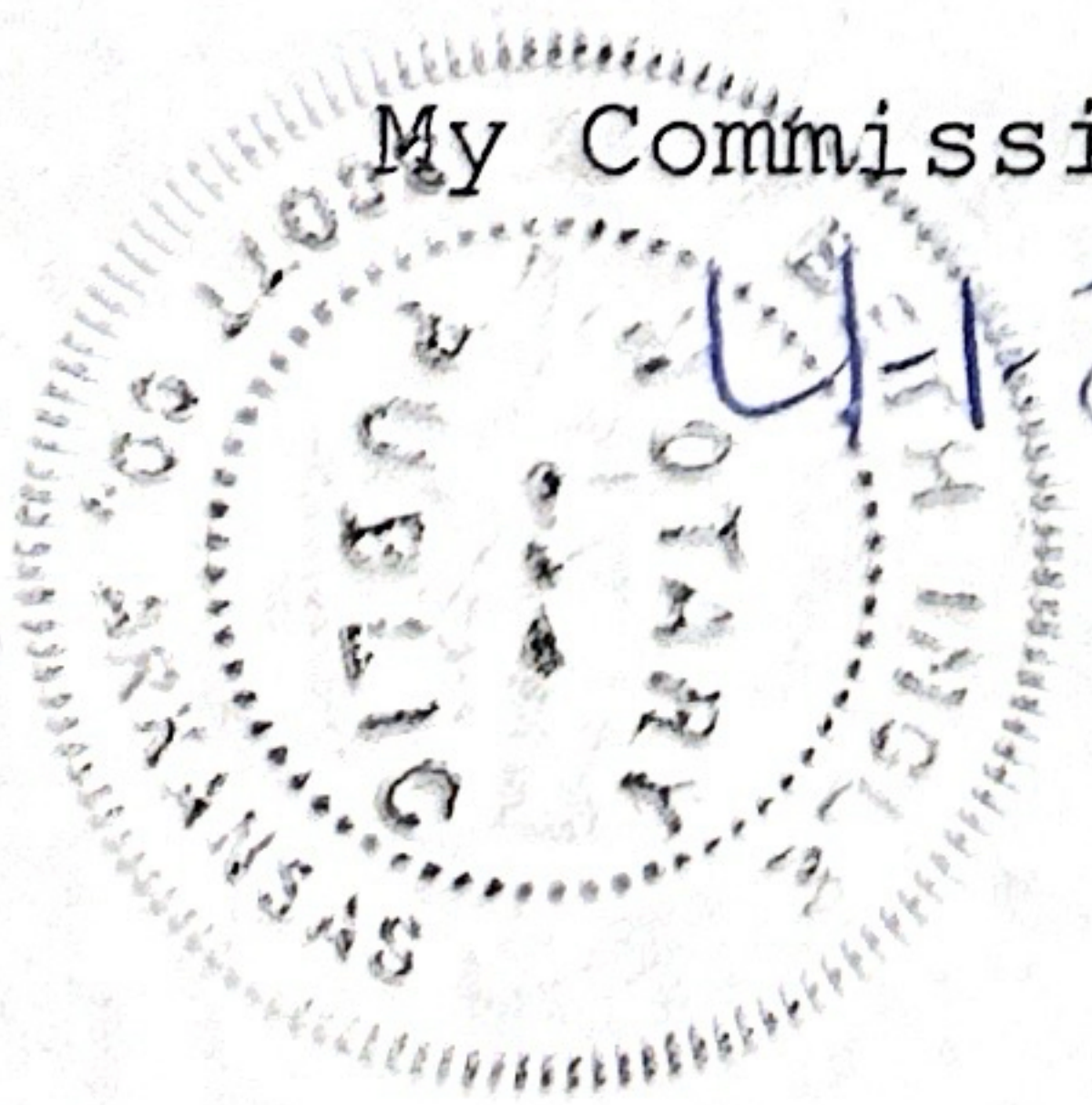
On this day personally appeared before me, the undersigned officer within and for the County and State aforesaid, duly qualified, commissioned and acting, 

 **wife and husband**, to me well known as the GRANTORS in the foregoing Deed, and stated that they had executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand on this 26th day of April, 2013.

My Commission Expires: 


Notary Public



Scott County, Ar
I certify this Instrument was filed
on 04/29/2013 01:59 PM
and recorded in the
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Sandra Staggs, Circuit Clerk
