

# ARKANSAS STATE HIGHWAY COMMISSION



DICK TRAMMEL  
CHAIRMAN  
ROGERS

THOMAS B. SCHUECK  
VICE CHAIRMAN  
LITTLE ROCK

ROBERT S. MOORE, JR.  
ARKANSAS CITY

FRANK D. SCOTT, JR.  
LITTLE ROCK

DALTON A. FARMER, JR.  
JONESBORO

SCOTT E. BENNETT, P.E.  
DIRECTOR OF  
HIGHWAYS AND TRANSPORTATION

P.O. Box 2261  
LITTLE ROCK, ARKANSAS 72203-2261  
PHONE (501) 569-2000 • VOICE/TTY 711 • FAX (501) 569-2400  
WWW.ARKANSASHIGHWAYS.COM • WWW.IDRIVEARKANSAS.COM

October 6, 2016

Mr. Marty Garrity, Director  
Bureau of Legislative Research  
Arkansas Legislative Council  
State Capitol Building, Room 315  
Little Rock, Arkansas 72201

Dear Mr. Garrity:

As required by Act 1315 of 1997, transmitted are the land conveyances for the period of July 1, 2016 through September 30, 2016.

If you need additional information, please contact Perry Johnston, Division Head of Right of Way, at (501) 569-2311.

Sincerely,

A handwritten signature in blue ink that reads "Scott E. Bennett".

Scott E. Bennett, P.E.  
Director of Highways  
and Transportation

c: Deputy Director and Chief Operating Officer  
Deputy Director and Chief Engineer  
Assistant Chief Engineer – Design  
Right of Way Division



L201601715

MADISON CO, AR FEE \$30.00

PRESENTED: 07-22-2016 12:13:18 PM

RECORDED: 07-22-2016

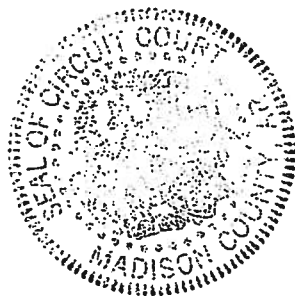
PHYLLIS VILLINES  
CIRCUIT CLERK AND RECORDERBY: FRANCES EASTERLING  
DEPUTY CLERK

DEED

4 Pages

Job No. 009951

Part of Tract Nos. 43, 45



# QUITCLAIM DEED

(With Reservation of Abutter's Access Rights)

## KNOW ALL MEN BY THESE PRESENTS:

THAT I, Dick Trammel, Chairman of the Arkansas State Highway Commission, for and in behalf of the **Arkansas State Highway Commission, Grantor**, in consideration of the sum of FOUR HUNDRED AND NO/100 DOLLARS (\$400.00) cash in hand paid to the Arkansas State Highway Commission, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, and by direction of a Resolution of the Arkansas State Highway Commission incorporated in Minute Order No. 2016-037 dated the 20<sup>th</sup> day of April, 2016, authorizing and directing the execution of this instrument as an act of the Commission, do hereby grant, bargain, sell, convey, quitclaim and relinquish unto, **Wood Family Trust, u/t/d September 8, 2010, Grantee**, and unto its successors and assigns forever, all of the right, title, interest and equity (*saving and excepting abutter's access rights*) of the Arkansas State Highway Commission as set forth herein and to the lands, lying and being situated in the County of Madison, State of Arkansas, described as follows, to-wit:

### Part of Tract No. 43

Part of the Northeast Quarter of the Northeast Quarter of Section 30, Township 17 North, Range 26 West, being more particular described as follows:

*This instrument was prepared by  
David S. Long, Title Attorney  
Arkansas State Highway and Transportation Dept.  
P.O. Box 2261, Little Rock, Arkansas 72203*

Commencing at an existing 5/8 inch rebar being used as the northeast 1/16th corner of said Section 30; thence North 02°19'21" East along the east line of the Northwest Quarter of the Northeast Quarter of Section 30 for a distance of 245.21 feet to a point on the southerly right of way line of Relocated U.S. Highway 412 as established by AHTD Job 009951 for the POINT OF BEGINNING; thence continue North 02°19'21" East along the east line of the Northwest Quarter of the Northeast Quarter of Section 30 for a distance of 43.42 feet to a point on the southerly right of way line of Relocated U.S. Highway 412 as established by AHTD Job 009951; thence South 80°11'39" East along said right of way line a distance of 155.62 feet to a point on the west line of Tract 43R as established by AHTD Job 009951 and released by Minute Order # 2015-008; thence along said west line and the southerly right of way line of Relocated U.S. Highway 412 as established by AHTD Job 009951 the following courses: thence South 05°19'08" West, a distance of 42.30 feet; thence South 45°00'38" West, a distance of 85.00 feet; thence leaving said West line and continuing along said right of way line, North 44°59'19" West along said right of way line a distance of 52.55 feet; thence along said right of way line on a curve to the left, having a radius of 713.54 feet for an arc distance of 72.33 feet, a chord bearing of North 48°13'20" West, and a chord distance of 72.30 feet to the point of beginning of the herein described parcel, containing 0.27 acres, more or less (11,733 square feet more or less), as shown on plans referenced as AHTD Job 009951.

Prepared by: DJH Rev. 10/12/2015

#### **Part of Tract No. 45**


That part of the Northwest Quarter of the Northeast Quarter of Section 30, Township 17 North, Range 26 West, Madison County, Arkansas, being more particularly described as follows:

Commencing at an existing 5/8 inch rebar being used as the northeast 1/16th corner of said Section 30; thence North 02°19'21" East along the east line of the Northwest Quarter of the Northeast Quarter of Section 30 for a distance of 245.21 feet to a point on the southerly right of way line of Relocated U.S. Highway 412 as established by AHTD Job 009951 for the POINT OF BEGINNING; thence along said right of way line on a curve to the left having a radius of 713.54 feet for an arc distance of 102.06 feet, a chord bearing of North 55°13'23" West and a chord distance of 101.97 feet to a point; thence South 80°11'39" East along said right of way line a distance of 86.78 feet to a point on the east line of the Northwest Quarter of the Northeast Quarter of Section 30; thence South 02°19'21" West along said east line a distance of 43.42 feet to the point of beginning of the herein described parcel, containing 0.04 acres, more or less (1,744 square feet more or less), as shown on plans referenced as AHTD Job 009951.

Prepared by: DJH Rev. 10/12/2015

Reserving unto Grantor the easement, access, and abutters' rights in, to, from, and across Relocated U.S. Highway 412.

IN WITNESS WHEREOF, I have hereunto set my hand on this 20<sup>th</sup> day of April, 2015.

BY:   
Dick Trammel, Chairman  
Arkansas State Highway Commission

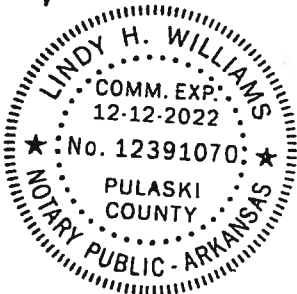
**ACKNOWLEDGMENT**

**STATE OF ARKANSAS)**  
**) SS**  
**COUNTY OF PULASKI)**

**BE IT REMEMBERED**, that on this day before the undersigned, a Notary Public, duly commissioned, qualified and acting within and for the County and State, appeared in person the within named Dick Trammel, to me personally well known, who stated that he was Chairman of the Arkansas State Highway Commission, and was duly authorized in that capacity to execute the foregoing instrument for and in the name and behalf of said Arkansas State Highway Commission, pursuant to Minute Order No. 201~~6~~-037, Minutes of April 20, 201~~6~~, and further stated and acknowledged that he had so signed, executed and delivered the foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

**IN WITNESS WHEREOF**, I have hereunto set my hand and official seal this 20<sup>th</sup> day of

April, 201~~6~~.  
(seal)



Lindy H. Williams  
**Lindy H. Williams, Notary Public**

# ARKANSAS HIGHWAY COMMISSION

## COMMISSION MINUTE ORDER: 2016-037

**DISTRICT:** District Nine  
**COUNTY:** Madison County



**L201601714**

**MADISON CO, AR FEE \$35.00**  
**PRESENTED: 07-22-2016 12:13:17 PM**

**RECORDED: 07-22-2016**

**PHYLLIS VILLINES**  
**CIRCUIT CLERK AND RECORDER**  
**BY: FRANCES EASTERLING**  
**DEPUTY CLERK**

**MISCELLANEOUS FEE**  
**5 Pages**

**ARKANSAS STATE HIGHWAY COMMISSION**

**MINUTE ORDER**

District: Nine

Page 1 of 4 Pages

County: Madison

Category: Surplus Property

**WHEREAS**, the Arkansas State Highway Commission (Commission) acquired property in connection with Job No. 009951, Hindsville-Huntsville Bypass Route 412, Madison County, Arkansas, as Tract No. 43 from property owners, Clifton E. Wood and wife, Nancy S. Wood, by Warranty Deed filed for record as Instrument No. L201001068 on May 6, 2010, in the Circuit Clerk's office of Madison County, Arkansas, and by Certification of Trust for the Wood Family Trust, dated September 8, 2010, said assets to be held in a Trust titled as Clifton E. Wood and Nancy Sue Wood, Trustees of the Wood Family Trust filed for record as Instrument No. L201002342 on September 13, 2010, and in the Circuit Clerk's office of Madison County, Arkansas; and

**WHEREAS**, the Commission acquired Tract No. 43 of Job No. 009951 for ONE HUNDRED SEVENTY-NINE THOUSAND SEVEN HUNDRED FIFTY AND NO/100 DOLLARS (\$179,750.00); and

**WHEREAS**, Clifton E. Wood and Nancy Sue Wood, Trustees of the Wood Family Trust have asked the Commission to repurchase a portion of said Tract No. 43 of Job No. 009951, which the District Engineer of District 9 has determined is not now, nor in the foreseeable future will be, needed for highway purposes. However, it is necessary to retain the control of access to that portion of Tract No. 43 of Job No. 009951 being more particularly described as follows:

**Part of Tract No. 43**

Part of the Northeast Quarter of the Northeast Quarter of Section 30, Township 17 North, Range 26 West, Madison County, Arkansas, being more particular described as follows:

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Nine

Page 2 of 4 Pages

County: Madison

Category: Surplus Property

Commencing at an existing 5/8 inch rebar being used as the northeast 1/16th corner of said Section 30; thence North 02°19'21" East along the east line of the Northwest Quarter of the Northeast Quarter of Section 30 for a distance of 245.21 feet to a point on the southerly right of way line of Relocated U.S. Highway 412 as established by AHTD Job 009951 for the POINT OF BEGINNING; thence continue North 02°19'21" East along the east line of the Northwest Quarter of the Northeast Quarter of Section 30 for a distance of 43.42 feet to a point on the southerly right of way line of Relocated U.S. Highway 412 as established by AHTD Job 009951; thence South 80°11'39" East along said right of way line a distance of 155.62 feet to a point on the west line of Tract 43R as established by AHTD Job 009951 and released by Minute Order # 2015-008; thence along said west line and the southerly right of way line of Relocated U.S. Highway 412 as established by AHTD Job 009951 the following courses: thence South 05°19'08" West, a distance of 42.30 feet; thence South 45°00'38" West, a distance of 85.00 feet; thence leaving said West line and continuing along said right of way line, North 44°59'19" West along said right of way line a distance of 52.55 feet; thence along said right of way line on a curve to the left, having a radius of 713.54 feet for an arc distance of 72.33 feet, a chord bearing of North 48°13'20" West, and a chord distance of 72.30 feet to the point of beginning of the herein described parcel, containing 0.27 acres, more or less (11,733 square feet more or less), as shown on plans referenced as AHTD Job 009951; and

Prepared by: DJH Rev 10/12/2015 DJH.

**WHEREAS**, the Commission acquired in fee property known as Tract No. 45 of Job No. 009951 from the Ruben Ramirez, of lawful age and unmarried, and Jaime Ramirez, of lawful age and unmarried, as joint tenants with right of survivorship, of Job No. 009951, Hindsville-Huntsville Bypass Route 412, Madison County, Arkansas, by Warranty Deed dated



ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Nine

Page 3 of 4 Pages

County: Madison

Category: Surplus Property

November 23, 2009, filed for record on January 20, 2010, as Instrument No. L201000151 in the Circuit Clerk's office of Madison County, Arkansas; and

**WHEREAS**, the Commission acquired Tract No. 45 of Job No. 009951 for SIX THOUSAND FIVE HUNDRED FIFTY AND NO/100 DOLLARS (\$6,550.00); and

**WHEREAS**, that Ruben Ramirez and Jaime Ramirez assigned their right to repurchase a portion of Tract No. 45 of Job No. 009951, pursuant to Ark. Code Ann. 27-67-332, to the Wood Family Trust, Clifton Wood, Trustee, and Nancy Wood, Trustee; and

**WHEREAS**, Clifton Wood, Trustee, and Nancy Wood, Trustee, of the Wood Family Trust, have asked to purchase a portion of Tract No. 45 of Job No. 009951, which the District Engineer of District 9 has determined that portion of Tract No. 45 of Job No. 009951 to be declared surplus is not now, nor in the foreseeable future will be, needed for highway purposes. However, it is necessary to retain the control of access to that portion of Tract No. 45, being more particularly described as follows:

**Part of Tract No. 45**

Part of the Northwest Quarter of the Northeast Quarter of Section 30, Township 17 North, Range 26 West, Madison County, Arkansas, being more particularly described as follows:

Commencing at an existing 5/8 inch rebar being used as the northeast 1/16th corner of said Section 30; thence North 02°19'21" East along the east line of the Northwest Quarter of the Northeast Quarter of Section 30 for a distance of 245.21 feet to a point on the southerly right of way line of

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Nine

Page 4 of 4 Pages

County: Madison






Category: Surplus Property

Relocated U.S. Highway 412 as established by AHTD Job 009951 for the POINT OF BEGINNING; thence along said right of way line on a curve to the left having a radius of 713.54 feet for an arc distance of 102.06 feet, a chord bearing of North 55°13'23" West and a chord distance of 101.97 feet to a point; thence South 80°11'39" East along said right of way line a distance of 86.78 feet to a point on the east line of the Northwest Quarter of the Northeast Quarter of Section 30; thence South 02°19'21" West along said east line a distance of 43.42 feet to the point of beginning of the herein described parcel, containing 0.04 acres, more or less (1,744 square feet more or less), as shown on plans referenced as AHTD Job 009951; and  
Prepared by: DJH Rev 10/12/2015 DJH.

WHEREAS, three (3) qualified appraisers have, in accordance with the requirements of Arkansas Code Annotated §27-67-322, opined that the current fair market value of those portions of Tract Nos. 43 and 45 of Job No. 009951 being offered for sale in the amount of FOUR HUNDRED AND NO/100 DOLLARS (\$400.00).

NOW THEREFORE, that the above-described properties are declared surplus; upon receipt of the consideration of FOUR HUNDRED AND NO/100 DOLLARS (\$400.00), the Chairman of the Commission is authorized and directed to execute a Quitclaim Deed conveying the right, title, interest or equity of the above-described properties those portions of Tract Nos. 43 and 45 of Job No. 009951 to Clifton Wood, Trustee, and Nancy Wood, Trustee, of the Wood Family Trust, and hereby releasing the same from the State Highway System; a copy of this Minute Order and the Quitclaim Deed shall be recorded in Madison County, Arkansas; and, if necessary, the right of way shall be remonumented to reflect the boundaries designed herein. Any Federal-Aid Funds from this disposal shall be credited to Federal-Aid Funds or otherwise credited as permitted by Federal law.

Approved:

  
Chairman  
  
Vice-Chairman  
  
Member  
  
Member  
  
Member

Leg.

Form 19-456


Rev. 6/18/2015

P:\Commission\MO009951-Part of Trs. 43 & 45.docx

Submitted By:

  
Assistant Chief Engineer - Design

Approved:

  
Director  
Minute Order No. **2016 037**  
Date Passed **APR 20 2016**

3

## ARKANSAS STATE HIGHWAY COMMISSION

## MINUTE ORDER

District: Ten  
 County: Greene  
 Category: Surplus Property

Doc# 201605758  
 Filed 08/11/2016 02:48:36 PM  
 I, Jan Griffith, hereby certify that  
 this instrument was FILED FOR RECORD  
 and is RECORDED in the Official Records  
 on the Date & Time as stamped hereon.  
 JAN GRIFFITH, Circuit Clerk  
 Recorder of GREENE COUNTY  
 Signed by: D. Phillips  
 Page 1 of 2 Pages

WHEREAS, the Commission acquired in fee property known as Tract No. 8XR, from Justin Ethridge and Lori Ethridge for Job No. 100708, Hwy. 412 West-Hwy. 49 (Gr. & Strs.) (S), by Warranty Deed dated September 8, 2015, and filed of record in the Circuit Clerk's office as Document Number 201506456; and

WHEREAS, Tract No. 8XR was acquired by the Commission for ONE THOUSAND ONE HUNDRED SEVENTY-FIVE AND NO/100 DOLLARS (\$1,175.00); and

WHEREAS, Justin Ethridge and Lori Ethridge have requested to reacquire the property pursuant to Arkansas Code Ann § 27-67-322, and the District Engineer for District 10 has determined that Tract 8XR is not now needed, nor in the foreseeable future will be needed for highway purposes. Tract 8XR is more particularly described as:

Part of Lot 7 of Cedar Ridge Estates also being part of the East Half of the Southwest Quarter of Section 9, Township 16 North, Range 5 East, Greene County, Arkansas, more particularly described as follows:

Beginning at a ½ Inch Rebar with cap being used as the Northwest Corner of Lot 7, Cedar Ridge Estates; thence North 89°47'14" East along the North line of Lot 7 a distance of 193.98 feet to a point on the Northwestern right of way line of U.S. Highway 412 Bypass as established by AHTD Job 100708; thence South 22°22'18" West along said right of way line a distance of 303.24 feet to a point on the South line of Lot 7; thence South 89°47'34" West along said South line a distance of 80.47 feet to a point on the West line of Lot 7; thence North 00°23'25" East along said West line a distance of 280.00 feet to the point of beginning and containing 38,420 square feet more or less as shown on plans prepared by the AHTD and referenced as Job 100708. JB 8/28/15

Doc# 201605758  
FILED 08/11/2016 02:48:36 PM

## ARKANSAS STATE HIGHWAY COMMISSION

## MINUTE ORDER

District: Ten

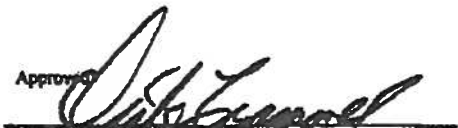




Page 2 of 2 Pages

County: Greene

Category: Surplus Property

NOW THEREFORE, the above described property is declared to be surplus; upon the receipt of the consideration of ONE THOUSAND ONE HUNDRED SEVENTY-FIVE AND NO/100 DOLLARS (\$1,175.00) for Tract 8XR, the Chairman of the Commission is authorized and directed to execute a Quitclaim Deed conveying the right, title, interest or equity of the above-described property to Justin Ethridge and Lori Ethridge, husband and wife, and hereby releasing the same from the State Highway System; a copy of this Minute Order and the Quitclaim Deed shall be recorded in Greene County, Arkansas; and, if necessary, the right of way shall be remonumented to reflect the boundaries designed herein. Any Federal-Aid Funds from this disposal shall be credited to Federal-Aid Funds or otherwise credited as permitted by Federal law.

Approved:

Chairman

Vice-Chairman

Member

Member

Member

Leg.

Submitted By:

Assistant Chief Engineer - Design

Approved:



Director

Minute Order No.

2016 050  
JUN 1 2016

Date Passed

Form 19-456

Rev. 1/13/2016

L:\Commission\MO100708-8XR-Ethridge.docx

Doc# 201605758  
FILED 08/11/2016 02:40:36 PM

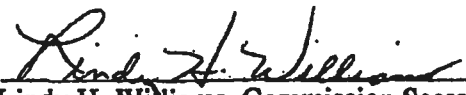
STATE OF ARKANSAS)

)ss

CERTIFICATE

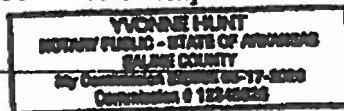
COUNTY OF PULASKI)

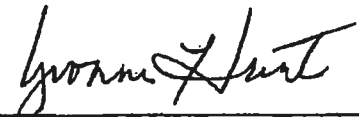
I, Lindy H. Williams, Secretary and Custodian of the Records of Proceedings of the Arkansas State Highway Commission, do hereby certify, and state under oath, that the foregoing written matter contains a true, complete and perfect transcript of Minute Order No. 2016-050 adopted by the Commission on the 1<sup>st</sup> day of June, 2016, as set forth therein, and as the same appears in the records of the Arkansas State Highway Commission.

  
Lindy H. Williams, Commission Secretary  
Arkansas State Highway Commission

Subscribed and sworn to before me this 14<sup>th</sup> day of July, 2016.

My Commission Expires:



  
Notary Public

4

Doc# 201605759  
Filed 08/11/2016 02:40:36 PM  
I, Jan Griffith, hereby certify that  
this instrument was FILED FOR RECORD  
and is RECORDED in the Official Records  
on the Date & Time as stamped hereon.  
JAN GRIFFITH, Circuit Clerk  
Recorder of GREENE COUNTY  
Signed by: D. Phillips  
Deputy Clerk

Job No. 100708  
Tract No. 8XR

## QUITCLAIM DEED

### KNOW ALL MEN BY THESE PRESENTS:

THAT I, Dick Trammel, Chairman of the Arkansas State Highway Commission, for and in behalf of the Arkansas State Highway Commission, Grantor, in consideration of the sum of ONE THOUSAND ONE HUNDRED SEVENTY-FIVE AND NO/100 DOLLARS (\$1,175.00) cash in hand paid to the Arkansas State Highway Commission, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, and direction of a Resolution of the Arkansas State Highway Commission incorporated in Minute Order No. 2016-050 dated the 1<sup>st</sup> day of June, 2016, authorizing and directing the execution of this instrument as an act of the Commission, do hereby grant, bargain, sell, convey, quitclaim and relinquish unto, Justin Ethridge and Lori Ethridge, husband and wife, Grantees, and unto their heirs and assigns forever, all of the right, title, interest and equity of the Arkansas State Highway Commission in and to the following lands, lying and being situated in the County of Greene, State of Arkansas, to-wit:

Hwy. 412 West- Hwy. 49 (Gr. & Strs.) (S)  
Route 412 Section 08  
Greene County

Part of Lot 7 of Cedar Ridge Estates also being part of the East Half of the Southwest Quarter of Section 9, Township 16 North, Range 5 East, Greene County, Arkansas, more particularly described as follows:

I certify under penalty of false  
swearing that at least the legally  
correct amount of documentary stamps  
have been placed on this instrument.  
Arkansas State Highway Commission  
Post Office Box 2261  
Little Rock, Arkansas 72203

Dick Trammel

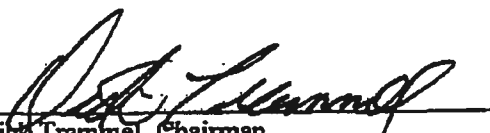
D. Phillips

This instrument was prepared by  
David S. Long, Title Attorney  
Arkansas State Highway and Transportation Dept.  
P.O. Box 2261, Little Rock, Arkansas 72203

Doc# 201605759  
FILED 08/11/2016 02:40:36 PM

Beginning at a ½ Inch Rebar with cap being used as the Northwest Corner of Lot 7, Cedar Ridge Estates; thence North 89°47'14" East along the North line of Lot 7 a distance of 193.98 feet to a point on the Northwesterly right of way line of U.S. Highway 412 Bypass as established by AHTD Job 100708; thence South 22°22'18" West along said right of way line a distance of 303.24 feet to a point on the South line of Lot 7; thence South 89°47'34" West along said South line a distance of 80.47 feet to a point on the West line of Lot 7; thence North 00°23'25" East along said West line a distance of 280.00 feet to the point of beginning and containing 38,420 square feet more or less as shown on plans prepared by the AHTD and referenced as Job 100708.  
JB 8/28/15

IN WITNESS WHEREOF, I have hereunto set my hand on this 1<sup>st</sup> day of June 2016.

By:   
Dick Trammel, Chairman  
Arkansas State Highway Commission







Doc# 201605759  
FILED 08/11/2016 02:48:36 PM

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

Grantee (Purchaser) Name Justin & Lori Ethridge			Grantor (Seller) Name Arkansas State Highway Commission		
Address 51 Greene Road 750			Address P.O. Box 2281		
City Paragould	State AR	Zip Code 72450	City Little Rock	State AR	Zip Code 72203

Date of real property transfer (as reflected on the transfer instrument): Jun 1, 2016

Name of the county where the property is located: Greene County

Amount of the full consideration for the transaction: \$1,175.00

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): \_\_\_\_\_

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.

Lisa Duncan

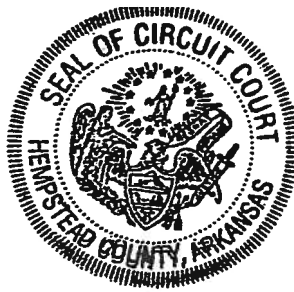
(Print Name)

*Lisa Duncan*

(Signature of Requestor)

08/02/2016

(Date)



Inst# 201601717  
Page 1 of 3

CERTIFICATE OF RECORD  
Land Records Book  
Filed: 07/18/2016 10:14 am  
Pages: 3  
Hempstead County Arkansas  
Gail Wolfenbarger Circuit Clerk

By: Michelle Brown D.C.

Job No. 140537-7  
Part of Tract No. 718

**QUITCLAIM DEED**  
**Reserving Access**

**KNOW ALL MEN BY THESE PRESENTS:**

THAT I, Dick Trammel, Chairman of the Arkansas State Highway Commission, for and in behalf of the **Arkansas State Highway Commission, Grantor**, in consideration of the sum of ONE HUNDRED FIFTY AND NO/100 DOLLARS (\$150.00) cash in hand paid to the Arkansas State Highway Commission, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, and by direction of a Resolution of the Arkansas State Highway Commission incorporated in Minute Order No. 2016-051 dated the 1<sup>st</sup> day of June, 2016, authorizing and directing the execution of this instrument as an act of the Commission, do hereby grant, bargain, sell, convey, quitclaim and relinquish unto, the **Amandex Holdings LLC, an Arkansas limited liability company, d/b/a Amandex Apartments, LLC, Grantee**, and unto its successors and assigns forever, all of the right, title, interest and equity of the Arkansas State Highway Commission in and to the following land, lying and being situated in the County of Hempstead, State of Arkansas, excepting access rights, which rights Grantor expressly reserves, to-wit:

Part of the Southeast Quarter of the Southwest Quarter of Section 30, Township 12 South, Range 24 West in Hempstead County, Arkansas. Being more particularly described as follows; Commencing at the Southeast corner of said Southeast Quarter Southwest Quarter; thence North 02°49'00" East 89.80 feet to a point on the Right of Way line of Interstate 30 as shown on Arkansas Highway and Transportation plans for Job No. 140537 Sec. 7 and being the Point of Beginning; thence continue

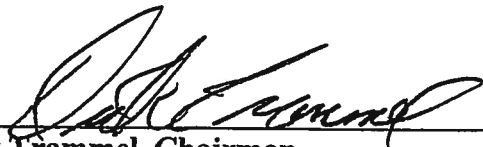
I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument.  
Arkansas State Highway Commission  
Post Office Box 2261  
Little Rock, Arkansas 72203

*[Signature]*

*This instrument was prepared by*  
*David S. Long, Title Attorney*  
*Arkansas State Highway and Transportation Dept.*  
*P.O. Box 2261, Little Rock, Arkansas 72203*

North 02°49'00" East along said Right of Way 185.51 feet to a found concrete marker; thence South 49°48'51" West 55.00 feet to a set ½" rebar with aluminum cap stamped PS#1414; thence South 12°23'15" East 153.37 feet to the Point of Beginning. Containing 0.086 acres (3730.927 sq. ft.) more or less.

IN WITNESS WHEREOF, I have hereunto set my hand on this 1<sup>st</sup> day of June, 2016.

BY:   
Dick Trammel, Chairman  
Arkansas State Highway Commission

• •

•

•

• •

• •

•

•

•

•



•


•



AREA PROPOSED  
FOR RELEASE

JOB 140537 SEC 7  
GURNSEY RD. - HWY. 4  
HEMPSTEAD COUNTY  
PART OF TRACT 718  
LOCATION SKETCH





AREA PROPOSED  
FOR RELEASE

W Ave B

30

Amange Dr

© 2016 Google

JOB 140537 SEC 7  
GURNSEY RD. - HWY. 4  
HEMPSTEAD COUNTY  
PART OF TRACT 718  
LOCATION SKETCH

1994

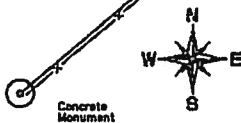
Imagery Date: 11/28/2013 33°40'12.27" N 93°37'33.92" W elev: 308 ft eye alt: 2900 ft

**Description:**  
 Part of the SouthEast 1/4 SouthWest 1/4, Section 30, Township 12 South, Range 24 West,  
 Hempstead County, Arkansas described as follows:  
 Commence at the SE Corner of said Southeast 1/4 SouthWest 1/4,  
 thence North 02°49'00" East, a distance of 89.80 feet to a point  
 on ROW of AHTD Job No. 140537 Sec.7 and found Rebar for  
 the Point of Beginning;  
 thence North 02°49'00" East, along Existing ROW, a distance of  
 185.51 feet to a found Concrete R/W Monument on the  
 Existing said ROW South Right of way of Interstate #30;  
 thence leaving said ROW run South 49°48'51" West, a distance  
 of 55.00 feet to a Set 1/2" Rebar with Aluminum Cap;  
 thence South 12°23'15" West, 153.37 feet back to the  
 to the Point of Beginning. Containing 0.086 Acres, more or less.

Dory Daugherty  
 51.44 ac  
 483/925  
 2014/1856



Interstate 30



Concrete Monument  
 Basis of Bearings  
 as defined by Major  
 7.3 acre tract and  
 (AHTD Job No. 140537 Sec.7)  
 of W. Line SW 1/4  
 noted as "12-24"

Release Area

7.300 ac±

LEGEND	
Intersected Line	—
Iron Pipe Point	●
AHTD Concrete R/W Monument	○
Rebar with Aluminum Cap	⊙
Line of Survey	—
Survey Station	+

I, Vincent C. Harris, certify that the above plat is based on a survey made under my direction & or supervision, and all visible rights of way, easements or encroachments as discovered. This certification is limited to parties shown & only valid if surveyors original stamp & signature are affixed.

Date: 02/24/2015  
 Rev.  
 Filename: E:\survey\140537  
 501-123-24-0-30-330-33-1414  
 Int. 140537

AHTD R/W Excess  
 as based on AHTD Job No. 140537 Sec.7  
 3000 West Ave B  
 Hope, Ar. 71801

Level & Clark Surveying  
 102 Nevada #234  
 Prescott, Ar. 71857  
 Ph. 870-887-0411 Fax 870-887-0413

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Three

Page 1 of 2 Pages

County: Hempstead

Category: Surplus Property

WHEREAS, the Arkansas State Highway Commission (Commission) acquired property in connection with Job No. 1405-37-7 as Tract No. 718, Guernsey Road – Highway 4, Hempstead County, Arkansas, from property owner, Denver Daugherty and Emma Sue Daugherty, husband and wife, by Warranty Deed filed for record on October 11, 1966, in the Circuit Clerk's office of Hempstead County, Arkansas; and

WHEREAS, the Commission acquired Tract No. 718 (consisting of 7.42 acres) and its access for ELEVEN THOUSAND AND NO/100 DOLLARS (\$11,000.00), and three (3) qualified appraisers have, in accordance with the requirements of Arkansas Code Annotated §27-67-322, opined that the current fair market value of that portion of Tract No. 718 being offered for sale is ONE HUNDRED FIFTY AND NO/100 DOLLARS (\$150.00); and

WHEREAS, the Amandex Holdings LLC, an Arkansas limited liability company, d/b/a Amandex Apartments, LLC, the holder of an assignment from all heirs of the original Grantors, has asked the Commission to reacquire a portion of said Tract No. 718 that the remainder portion, known as Tract No. 718, which the District Engineer for District 3 has determined is not now, nor in the foreseeable future will be, needed for highway purposes. However, it is necessary to retain the control of access. That portion of Tract No. 718 is more particularly described as follows:

Part of the Southeast Quarter of the Southwest Quarter of Section 30, Township 12 South, Range 24 West in Hempstead County, Arkansas. Being more particularly described as follows; Commencing at the Southeast corner of said Southeast Quarter Southwest Quarter; thence North 02°49'00"East 89.80 feet to a point on the Right of Way line of Interstate 30 as shown on



By Michelle Brown D.C.

CERTIFICATE OF RECORD  
Land Records Book  
Filed: 07/16/2016 10:14 am  
Pages: 3  
Hempstead County Arkansas  
Gail Wolfenbarger Circuit Clerk

Inset# 281681716  
Page 1 of 3



ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Three

Page 2 of 2 Pages

County: Hempstead

Category: Surplus Property

Arkansas Highway and Transportation plans for Job No. 140537 Sec. 7 and being the Point of Beginning; thence continue North 02°49'00"East along said Right of Way 185.51 feet to a found concrete marker; thence South 49°48'51"West 55.00 feet to a set ½" rebar with aluminum cap stamped PS#1414; thence South 12°23'15"East 153.37 feet to the Point of Beginning. Containing 0.086 acres (3730.927 sq. ft.) more or less.

**NOW THEREFORE**, the above-described properties are declared surplus and upon receipt and consideration of the sum of ONE HUNDRED FIFTY AND NO/100 DOLLARS (\$150.00) from the Amandex Holdings LLC, an Arkansas limited liability company, d/b/a Amandex Apartments, LLC; the Chairman of the Commission is authorized and directed to execute a Quitclaim Deed conveying the right, title, interest or equity of the above-described property portion of Tract No. 718 for Job No. 140537-7, Hempstead County, Arkansas, to the Amandex Holdings LLC, an Arkansas limited liability company, d/b/a Amandex Apartments, LLC; excluding the original access rights acquired by the Commission; and hereby releasing the same from the State Highway System, that the Right of Way Division is directed and authorized to record a copy of this Minute Order and the Quitclaim Deed in the records of Hempstead County, Arkansas; and, if necessary, the right of way shall be remonumented to reflect the boundaries designated herein. Any Federal-Aid funds from this disposal shall be credited to Federal-Aid Funds or otherwise credited as permitted by Federal Law.

Approved:

Chairman

Vice-Chairman

Member

Member

Member

Leg.

Submitted By:

Assistant Chief Engineer - Design

Approved:

Director

Minute Order No.

Date Passed

2016 051

JUN 1 2016



CERTIFICATE OF RECORD  
**RB 2016-3590**  
 VAN BUREN CO, AR FEE \$45.00  
 RECORDED: 7/15/2016 3:36:17 PM  
 ESTER BASS, CIRCUIT CLERK  
 BY: Linda McAllister

**Prepared By**  
Ark. State Hwy. Comm.  
P.O. Box 2261, Little Rock, AR

**Job No. 080283**  
**Tract Nos. 28, 29, 32, 33**

**QUITCLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

THAT I, Dick Trammel, Chairman of the Arkansas State Highway Commission, for and in behalf of the **Arkansas State Highway Commission, Grantor**, in consideration of the sum of NINE THOUSAND AND NO/100 DOLLARS (\$ 9,000.00) cash in hand paid to the Arkansas State Highway Commission, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, and by direction of a Resolution of the Arkansas State Highway Commission incorporated in Minute Order No. 2016-054 dated the 14<sup>th</sup> day of June, 2016, authorizing and directing the execution of this instrument as an act of the Commission, do hereby grant, bargain, sell, convey, quitclaim and relinquish unto, **Dan Eoff, Trustee of the Shakerag Trust, dated March 8, 1991, Grantee**, and unto its successor and assigns forever, all of the right, title, interest and equity of the Arkansas State Highway Commission in and to the following lands, lying and being situated in the County of Van Buren, State of Arkansas, to-wit:

**Job No. 080283**  
**Highway 65B South-Highway 336, U.S. Highway. 65, Route 65 Section 0:**

**Tract No. 28**  
**Surplus Release of Job 8669 Court Order**  
 Part of the Southwest Quarter of the Southwest Quarter of Section 14, Township 11 North, Range 14 West, Van Buren County, Arkansas, more particularly described as follows:

**Send Taxes To**  
Shakerag Trust  
2848 Shakerag Rd.  
Clinton, AR 72031

Commencing at the Northeast Corner of the Southwest Quarter of the Southwest Quarter of Section 14; thence South  $01^{\circ}09'11''$  West along the East line of the Southwest Quarter of the Southwest Quarter of Section 14 a distance of 680.94 feet to a point; thence South  $26^{\circ}38'35''$  West a distance of 104.53 feet to a point on the Southerly right of way of U.S. Highway 65 as established by AHTD Job 8479; thence along said right of way North  $61^{\circ}21'40''$  West a distance of 40.51 feet to a point being STA 462+00.00±80.00' LT per AHTD Job 8669 for the POINT OF BEGINNING; thence along said right of way North  $76^{\circ}53'29''$  West a distance of 74.71 feet to a point being STA 466+00.00± 100.00' LT per AHTD Job 8669; thence continue along said right of way North  $53^{\circ}26'10''$  West a distance of 169.27 feet to a point being STA 467+60.01± 80.19' LT, same being on the Southerly right of way of U.S. Highway 65 as established by AHTD Job 8479; thence along said right of way southeasterly along a curve to the left, having a radius of 796.20 feet a distance of 72.94 feet, having a chord bearing of South  $58^{\circ}44'12''$  East for a distance of 72.91 feet to a point being STA 28+61.96± 80.00' LT per AHTD Job 8479; thence continue along said right of way South  $61^{\circ}21'40''$  East a distance of 166.80 feet to the POINT OF BEGINNING and containing 0.05 acres or 2,198 square feet more or less as shown on right of way acquisition plats (Sheet No. 18) for AHTD Job 080283 prepared by B&F Engineering, Inc. (James W. Montgomery, PS No. 1120) and recorded at the State Land Surveyor's Office (Document No. 201402280001).

And also,

Part of the Southwest Quarter of the Southwest Quarter of Section 14, Township 11 North, Range 14 West, Van Buren County, Arkansas, more particularly described as follows:

Commencing at the Northeast Corner of the Southwest Quarter of the Southwest Quarter of Section 14; thence South  $01^{\circ}09'11''$  West along the East line of the Southwest Quarter of the Southwest Quarter of Section 14 a distance of 680.94 feet to a point; thence South  $26^{\circ}38'35''$  West a distance of 64.51 feet to a point on the Southerly right of way of U.S. Highway 65 as established by AHTD Job 8178 being STA 31+61.64± 40.00' RT; thence along said right of way North  $61^{\circ}21'40''$  West a distance of 205.92 feet to a point being STA 29+55.72± 40.00' RT per AHTD Job 8178; thence continue along said right of way northwesterly along a curve to the right, having a radius of 756.20 feet a distance of 140.60 feet, having a chord bearing of North  $56^{\circ}02'05''$  West for a distance of 140.39 feet to the point being STA 28+22.56± 40.00' RT per AHTD Job 8178, same being STA 29+94.63± 40.77' LT per AHTD Job 8479 for the POINT OF BEGINNING; thence along right of way per AHTD Job 8479 South  $39^{\circ}17'30''$  West a distance of 40.03 feet to a point on the Southerly right of way of U.S. Highway 65 as established by AHTD Job 8669 to a point being STA 468+27.10± 80.80' LT same being STA 29+94.24± 80.80' LT per AHTD Job 8479; thence along said right of way per AHTD Job 8669 North  $46^{\circ}27'28''$  West a distance of 81.56 feet to a point being STA 469+00.00± 80.00' LT per AHTD Job 8669; thence North  $32^{\circ}27'27''$  West a distance of 213.98 feet to a point being STA 470+93.19± 67.73' LT per AHTD Job 8669; thence departing said Southerly right of way North  $42^{\circ}13'17''$  East a distance of 22.13 feet to a point on the Southerly right of way of U.S. Highway 65 as established by AHTD Job 8178 being STA 25+47.42± 40.00' RT; thence along said right of way southeasterly along a curve to the left, having a radius of 756.20 feet a distance of 290.51 feet, having a chord bearing of South  $39^{\circ}42'09''$  East for a distance of 288.73 feet to the POINT OF BEGINNING and containing 0.19 acres or 8,287 square feet more or less as shown on right of way acquisition plats (Sheet No. 18) for AHTD

Job 080283 prepared by B&F Engineering, Inc. (James W. Montgomery, PS No. 1120) and recorded at the State Land Surveyor's Office (Document No. 201402280001).

**And Also**

**Tract No. 29**

**Surplus Release of Job 8669 Court Order**

Part of the Southwest Quarter of the Southwest Quarter of Section 14, Township 11 North, Range 14 West, Van Buren County, Arkansas, more particularly described as follows:

Commencing at the Northeast Corner of the Southwest Quarter of the Southwest Quarter of Section 14; thence South  $01^{\circ}09'11''$  West along the East line of the Southwest Quarter of the Southwest Quarter of Section 14 a distance of 640.89 feet to the Northerly right of way of U.S. Highway 65 as established by AHTD Job 8479; thence along said right of way North  $61^{\circ}21'40''$  West a distance of 18.38 feet to a point being STA 462+00.00 $\pm$  60.00' RT per AHTD Job 8669 for the POINT OF BEGINNING; thence continue along said right of way per AHTD Job 8479 North  $61^{\circ}21'40''$  West a distance of 166.80 feet to a point being STA 28+61.96 $\pm$  60.00' RT per AHTD Job 8479; thence continue along said right of way northwesterly along a curve to the right, having a radius of 656.20 feet a distance of 122.00 feet, having a chord bearing of North  $56^{\circ}02'05''$  West for a distance of 121.83 feet to a point being STA 29+95.82 $\pm$  59.22' RT per AHTD Job 8479; thence continue along said right of way South  $39^{\circ}17'30''$  West a distance of 20.00 feet to a point being STA 29+95.55 $\pm$  39.23' RT per AHTD Job 8479, same being STA 28+22.56 $\pm$  40.00' LT per AHTD Job 8178; thence along said right of way per AHTD Job 8178 northwesterly along a curve to the right, having a radius of 676.20 feet a distance of 287.66 feet, having a chord bearing of North  $38^{\circ}31'17''$  West for a distance of 285.49 feet to a point being STA 25+17.89 $\pm$  40.00' LT per AHTD Job 8178; thence departing said right of way North  $42^{\circ}13'17''$  East a distance of 26.85 feet to a point established by AHTD Job 080283 being STA 414+00.00 $\pm$  120.00' LT; thence South  $43^{\circ}49'56''$  East a distance of 42.13 feet to a point on the Northerly right of way of U.S. Highway 65 as established by AHTD Job 8669 being STA 471+00.00 $\pm$  70.00' RT; thence continue along said right of way South  $37^{\circ}03'36''$  East a distance of 178.17 feet to a point being STA 468+99.68 $\pm$  75.11' RT per AHTD Job 8669; thence continue along said right of way South  $50^{\circ}15'41''$  East a distance of 132.74 feet to a point being STA 467+50.00 $\pm$  75.00' RT per AHTD Job 8669; thence continue along said right of way South  $67^{\circ}51'17''$  East a distance of 159.11 feet to a point being STA 462+57.70 $\pm$  95.00' RT per AHTD Job 8669; thence continue along said right of way South  $30^{\circ}07'14''$  East a distance of 67.49 feet to the POINT OF BEGINNING and containing 0.40 acres or 17,567 square feet more or less as shown on right of way acquisition plats (Sheet No. 18) for AHTD Job 080283 prepared by B&F Engineering, Inc. (James W. Montgomery, PS No. 1120) and recorded at the State Land Surveyor's Office (Document No. 201402280001).

**And Also**

**Tract No. 32**

**Surplus Release of Job 8479 Court Order**

Part of the Southwest Quarter of the Southwest Quarter of Section 14, Township 11 North, Range 14 West, Van Buren County, Arkansas, more particularly described as follows:

Commencing at the Northeast Corner of the Southwest Quarter of the Southwest Quarter of Section 14; thence South  $01^{\circ}09'11''$  West along the East line of the Southwest Quarter of the Southwest Quarter of Section 14 a distance of 680.94 feet to a point; thence South  $26^{\circ}38'35''$  West a distance of 64.51 feet a point on the Southerly right of way of U.S. Highway 65 as established by AHTD Job 8178 being STA 31+61.64 $\pm$  40.00' RT for the POINT OF BEGINNING; thence continue South  $26^{\circ}38'35''$  West a distance of 40.02 feet to a point on the Southerly right of way of U.S. Highway 65 as established by AHTD Job 8479 being STA 26+54.65 $\pm$  80.00' LT ; thence along said right of way North  $61^{\circ}21'40''$  West a distance of 207.31 feet to a point being STA 28+61.96 $\pm$  80.00' LT per AHTD Job 8479; thence continue along said right of way northwesterly along a curve to the right, having a radius of 796.20 feet a distance of 72.94 feet, having a chord bearing of North  $58^{\circ}44'12''$  West for a distance of 72.91 feet to a point on the right of way of U.S. Highway 65 as established by AHTD Job 8669 being STA 467+60.01 $\pm$  80.19' LT; thence continue along right of way per AHTD Job 8479 North  $53^{\circ}26'10''$  West a distance of 75.07 feet to a point being STA 29+94.24 $\pm$  80.80' LT per AHTD Job 8479; thence continue along said right of way North  $39^{\circ}17'30''$  East a distance of 40.03 feet to a point on the Southerly right of way of U.S. Highway 65 as established by AHTD Job 8178 being STA 28+22.56 $\pm$  40.00' RT, same being STA 29+94.63 $\pm$  40.77' LT per AHTD Job 8479; thence along said right of way per AHTD Job 8178 southeasterly along a curve to the left, having a radius of 756.20 feet a distance of 140.60 feet, having a chord bearing of South  $56^{\circ}02'05''$  East for a distance of 140.39 feet to a point being STA 29+55.72 $\pm$  40.00' RT per AHTD Job 8178; thence South  $61^{\circ}21'40''$  East a distance of 205.92 feet to the POINT OF BEGINNING and containing 0.32 acres or 13,994 square feet more or less as shown on right of way acquisition plats (Sheet No. 18) for AHTD Job 080283 prepared by B&F Engineering, Inc. (James W. Montgomery, PS No. 1120) and recorded at the State Land Surveyor's Office (Document No. 201402280001).

#### **And Also**

#### **Tract No. 33**

#### **Surplus Release of Job 8479 Court Order**

Part of the South Half of the Southwest Quarter of Section 14, Township 11 North, Range 14 West, Van Buren County, Arkansas, more particularly described as follows:

Commencing at the Northeast Corner of the Southwest Quarter of the Southwest Quarter of Section 14; thence South  $01^{\circ}09'11''$  West along the East line of the Southwest Quarter of the Southwest Quarter of Section 14 a distance of 640.89 feet to a point on the Northerly right of way of U.S. Highway 65 as established by AHTD Job 8479 for the POINT OF BEGINNING; thence along said right of way South  $61^{\circ}21'40''$  East a distance of 17.25 feet to a point being STA 26+59.53 $\pm$  60.00' RT per AHTD Job 8479; thence departing said right of way South  $26^{\circ}38'35''$  West a distance of 20.01 feet to a point on the Northerly right of way of U.S. Highway 65 as established by AHTD Job 8178 being STA 31+58.85 $\pm$  40.00' LT; thence along said right of way North  $61^{\circ}21'40''$  West a distance of 203.13 feet to a point being STA 29+55.72 $\pm$  40.00' LT per AHTD Job 8178; thence continue along said right of way northwesterly along a curve to the right, having a radius of 676.20 feet a distance of 125.72 feet, having a chord bearing of North  $56^{\circ}02'05''$  West for a distance of 125.54 feet to a point being STA 28+22.56 $\pm$  40.00' LT per AHTD Job 8178, same being STA 29+95.55 $\pm$  39.23' RT per AHTD Job 8479; thence along said right of way per AHTD Job 8479 North  $39^{\circ}17'30''$  East a distance of 20.00 feet to a point being STA 29+95.82 $\pm$  59.22' RT per AHTD Job 8479; thence continue along said right

of way southeasterly along a curve to the left, having a radius of 656.20 feet a distance of 122.00 feet, having a chord bearing of South 56°02'05" East for a distance of 121.83 feet to a point being STA 28+61.96± 60.00' RT per AHTD Job 8479; thence continue along said right of way South 61°21'40" East a distance of 185.18 feet to the POINT OF BEGINNING and containing 0.15 acres or 6,533 square feet more or less as shown on right of way acquisition plats (Sheet No. 18) for AHTD Job 080283 prepared by B&F Engineering, Inc. (James W. Montgomery, PS No. 1120) and recorded at the State Land Surveyor's Office (Document No. 201402280001).

IN WITNESS WHEREOF, I have hereunto set my hand on this 14<sup>th</sup> day of June, 2016.

BY: 

Dick Trammel, Chairman  
Arkansas State Highway Commission





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

DOC: 2016-3590

Grantee (Purchaser) Name The Shakerag Trust dated March 8, 1991			Grantor (Seller) Name Arkansas State Highway Commission		
Address 2848 Shakerag Road			Address P.O. Box 2261		
City Clinton	State AR	Zip Code 72031	City Little Rock	State AR	Zip Code 72203

Date of real property transfer (as reflected on the transfer instrument): Jun 1, 2016

Name of the county where the property is located: Van Buren County

Amount of the full consideration for the transaction: \$9,000.00

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):

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.

Lisa Duncan

(Print Name)

(Signature of Requestor)

06/29/2016

(Date)



Prepared By

Akk. State Hwy. comm.

P.O. Box 2261, Little Rock, AR



CERTIFICATE OF RECORD

RB 2016-3589

VAN BUREN CO, AR FEE \$65.00

RECORDED: 7/15/2016 3:36:16 PM

ESTER BASS, CIRCUIT CLERK

BY: Sandra McAllister

**ARKANSAS HIGHWAY COMMISSION**

**COMMISSION MINUTE ORDER: 2016-054**

**DISTRICT: EIGHT**

**COUNTY: VAN BUREN**

## ARKANSAS STATE HIGHWAY COMMISSION

## MINUTE ORDER

District: Eight

Page 1 of 8 Pages

County: Van Buren

Category: Surplus Property

**WHEREAS**, the Commission acquired in fee property for present Job No. 080283, Hwy 65B South-Hwy 336, U.S. Hwy. 65, Route 65 Section 0, Van Buren County, Arkansas, known as Tract Nos. 28 and 29 for Job No. 8669, from Nara Rogers Estate, Imo Jene Smith, Danece Bowling and Joe Bowling by *Judgment* of the Circuit Court of Van Buren County, AR, Case No. 75-58 (Tract Nos. 28, 29, 29 PCE), filed for record on August 12, 1977, in the Circuit Clerk's Office of Van Buren County, Arkansas, for TWENTY THOUSAND AND NO/100 DOLLARS (\$20,000.00); and acquired Tract No. 32 and 33 for Job No. 8479, from Opie and Merris Rogers by *Order* of the Circuit Court of Van Buren County, AR, Case No. 2188, filed for record on March 2, 1962, in the Circuit Clerk's Office of Van Buren County, Arkansas; for SEVEN HUNDRED FIFTY AND NO/100 DOLLARS (\$750.00); and

**WHEREAS**, the District Engineer for District Eight has determined that Tract Nos. 28 and 29 for Job No. 8669 and Tract Nos. 32 and 33 for Job No. 8479 be declared surplus are not now, nor in the foreseeable future will be, needed for highway purposes, being more particularly described as follows:

**Tract No. 28****Surplus Release of Job 8669 Court Order**

Part of the Southwest Quarter of the Southwest Quarter of Section 14, Township 11 North, Range 14 West, Van Buren County, Arkansas, more particularly described as follows:

Commencing at the Northeast Corner of the Southwest Quarter of the Southwest Quarter of Section 14; thence South 01°09'11" West along the East line of the Southwest Quarter of the Southwest Quarter of Section 14 a distance of 680.94 feet to a point; thence South 26°38'35" West a distance of 104.53 feet to a point on the Southerly right of way of U.S. Highway 65 as established by AHTD

## ARKANSAS STATE HIGHWAY COMMISSION

## MINUTE ORDER

District: Eight

Page 2 of 8 Pages

County: Van Buren

Category: Surplus Property

Job 8479; thence along said right of way North  $61^{\circ}21'40''$  West a distance of 40.51 feet to a point being STA 462+00.00 $\pm$ 80.00' LT per AHTD Job 8669 for the POINT OF BEGINNING; thence along said right of way North  $76^{\circ}53'29''$  West a distance of 74.71 feet to a point being STA 466+00.00 $\pm$  100.00' LT per AHTD Job 8669; thence continue along said right of way North  $53^{\circ}26'10''$  West a distance of 169.27 feet to a point being STA 467+60.01 $\pm$  80.19' LT, same being on the Southerly right of way of U.S. Highway 65 as established by AHTD Job 8479; thence along said right of way southeasterly along a curve to the left, having a radius of 796.20 feet a distance of 72.94 feet, having a chord bearing of South  $58^{\circ}44'12''$  East for a distance of 72.91 feet to a point being STA 28+61.96 $\pm$  80.00' LT per AHTD Job 8479; thence continue along said right of way South  $61^{\circ}21'40''$  East a distance of 166.80 feet to the POINT OF BEGINNING and containing 0.05 acres or 2,198 square feet more or less as shown on right of way acquisition plats (Sheet No. 18) for AHTD Job 080283 prepared by B&F Engineering, Inc. (James W. Montgomery, PS No. 1120) and recorded at the State Land Surveyor's Office (Document No. 201402280001).

And also,

Part of the Southwest Quarter of the Southwest Quarter of Section 14, Township 11 North, Range 14 West, Van Buren County, Arkansas, more particularly described as follows:

Commencing at the Northeast Corner of the Southwest Quarter of the Southwest Quarter of Section 14; thence South  $01^{\circ}09'11''$  West along the East line of the Southwest Quarter of the Southwest Quarter of Section 14 a distance of 680.94 feet to a point; thence South  $26^{\circ}38'35''$  West a distance of 64.51 feet to a point on the Southerly right of way of U.S. Highway 65 as established by AHTD Job 8178 being STA 31+61.64 $\pm$  40.00' RT; thence along said right of way North  $61^{\circ}21'40''$  West a distance of 205.92 feet to a point being STA 29+55.72 $\pm$  40.00' RT per AHTD Job 8178; thence continue along said right of way northwesterly along a curve to the right, having a radius of 756.20

## ARKANSAS STATE HIGHWAY COMMISSION

## MINUTE ORDER

District: Eight

Page 3 of 8 Pages

County: Van Buren

Category: Surplus Property

feet a distance of 140.60 feet, having a chord bearing of North 56°02'05" West for a distance of 140.39 feet to the point being STA 28+22.56± 40.00' RT per AHTD Job 8178, same being STA 29+94.63± 40.77' LT per AHTD Job 8479 for the POINT OF BEGINNING; thence along right of way per AHTD Job 8479 South 39°17'30" West a distance of 40.03 feet to a point on the Southerly right of way of U.S. Highway 65 as established by AHTD Job 8669 to a point being STA 468+27.10± 80.80' LT same being STA 29+94.24± 80.80' LT per AHTD Job 8479; thence along said right of way per AHTD Job 8669 North 46°27'28" West a distance of 81.56 feet to a point being STA 469+00.00± 80.00' LT per AHTD Job 8669; thence North 32°27'27" West a distance of 213.98 feet to a point being STA 470+93.19± 67.73' LT per AHTD Job 8669; thence departing said Southerly right of way North 42°13'17" East a distance of 22.13 feet to a point on the Southerly right of way of U.S. Highway 65 as established by AHTD Job 8178 being STA 25+47.42± 40.00' RT; thence along said right of way southeasterly along a curve to the left, having a radius of 756.20 feet a distance of 290.51 feet, having a chord bearing of South 39°42'09" East for a distance of 288.73 feet to the POINT OF BEGINNING and containing 0.19 acres or 8,287 square feet more or less as shown on right of way acquisition plats (Sheet No. 18) for AHTD Job 080283 prepared by B&F Engineering, Inc. (James W. Montgomery, PS No. 1120) and recorded at the State Land Surveyor's Office (Document No. 201402280001).

**And Also****Tract No. 29****Surplus Release of Job 8669 Court Order**

Part of the Southwest Quarter of the Southwest Quarter of Section 14, Township 11 North, Range 14 West, Van Buren County, Arkansas, more particularly described as follows:

## ARKANSAS STATE HIGHWAY COMMISSION

## MINUTE ORDER

District: Eight

Page 4 of 8 Pages

County: Van Buren

Category: Surplus Property

Commencing at the Northeast Corner of the Southwest Quarter of the Southwest Quarter of Section 14; thence South  $01^{\circ}09'11''$  West along the East line of the Southwest Quarter of the Southwest Quarter of Section 14 a distance of 640.89 feet to the Northerly right of way of U.S. Highway 65 as established by AHTD Job 8479; thence along said right of way North  $61^{\circ}21'40''$  West a distance of 18.38 feet to a point being STA 462+00.00 $\pm$  60.00' RT per AHTD Job 8669 for the POINT OF BEGINNING; thence continue along said right of way per AHTD Job 8479 North  $61^{\circ}21'40''$  West a distance of 166.80 feet to a point being STA 28+61.96 $\pm$  60.00' RT per AHTD Job 8479; thence continue along said right of way northwesterly along a curve to the right, having a radius of 656.20 feet a distance of 122.00 feet, having a chord bearing of North  $56^{\circ}02'05''$  West for a distance of 121.83 feet to a point being STA 29+95.82 $\pm$  59.22' RT per AHTD Job 8479; thence continue along said right of way South  $39^{\circ}17'30''$  West a distance of 20.00 feet to a point being STA 29+95.55 $\pm$  39.23' RT per AHTD Job 8479, same being STA 28+22.56 $\pm$  40.00' LT per AHTD Job 8178; thence along said right of way per AHTD Job 8178 northwesterly along a curve to the right, having a radius of 676.20 feet a distance of 287.66 feet, having a chord bearing of North  $38^{\circ}31'17''$  West for a distance of 285.49 feet to a point being STA 25+17.89 $\pm$  40.00' LT per AHTD Job 8178; thence departing said right of way North  $42^{\circ}13'17''$  East a distance of 26.85 feet to a point established by AHTD Job 080283 being STA 414+00.00 $\pm$  120.00' LT; thence South  $43^{\circ}49'56''$  East a distance of 42.13 feet to a point on the Northerly right of way of U.S. Highway 65 as established by AHTD Job 8669 being STA 471+00.00 $\pm$  70.00' RT; thence continue along said right of way South  $37^{\circ}03'36''$  East a distance of 178.17 feet to a point being STA 468+99.68 $\pm$  75.11' RT per AHTD Job 8669; thence continue along said right of way South  $50^{\circ}15'41''$  East a distance of 132.74 feet to a point being STA 467+50.00 $\pm$  75.00' RT per AHTD Job 8669; thence continue along said right of way South  $67^{\circ}51'17''$  East a distance of 159.11 feet to a point being STA 462+57.70 $\pm$  95.00' RT per AHTD Job 8669; thence continue along said right of way South  $30^{\circ}07'14''$  East a distance of 67.49

## ARKANSAS STATE HIGHWAY COMMISSION

## MINUTE ORDER

District: Eight

Page 5 of 8 Pages

County: Van Buren

Category: Surplus Property

feet to the POINT OF BEGINNING and containing 0.40 acres or 17,567 square feet more or less as shown on right of way acquisition plats (Sheet No. 18) for AHTD Job 080283 prepared by B&F Engineering, Inc. (James W. Montgomery, PS No. 1120) and recorded at the State Land Surveyor's Office (Document No. 201402280001).

**And Also****Tract No. 32****Surplus Release of Job 8479 Court Order**

Part of the Southwest Quarter of the Southwest Quarter of Section 14, Township 11 North, Range 14 West, Van Buren County, Arkansas, more particularly described as follows:

Commencing at the Northeast Corner of the Southwest Quarter of the Southwest Quarter of Section 14; thence South  $01^{\circ}09'11''$  West along the East line of the Southwest Quarter of the Southwest Quarter of Section 14 a distance of 680.94 feet to a point; thence South  $26^{\circ}38'35''$  West a distance of 64.51 feet a point on the Southerly right of way of U.S. Highway 65 as established by AHTD Job 8178 being STA  $31+61.64 \pm 40.00'$  RT for the POINT OF BEGINNING; thence continue South  $26^{\circ}38'35''$  West a distance of 40.02 feet to a point on the Southerly right of way of U.S. Highway 65 as established by AHTD Job 8479 being STA  $26+54.65 \pm 80.00'$  LT; thence along said right of way North  $61^{\circ}21'40''$  West a distance of 207.31 feet to a point being STA  $28+61.96 \pm 80.00'$  LT per AHTD Job 8479; thence continue along said right of way northwesterly along a curve to the right, having a radius of 796.20 feet a distance of 72.94 feet, having a chord bearing of North  $58^{\circ}44'12''$  West for a distance of 72.91 feet to a point on the right of way of U.S. Highway 65 as established by AHTD Job 8669 being STA  $467+60.01 \pm 80.19'$  LT; thence continue along right of way per AHTD Job 8479 North  $53^{\circ}26'10''$  West a distance of 75.07 feet to a point being STA  $29+94.24 \pm 80.80'$  LT per AHTD Job 8479; thence continue along said right of way North  $39^{\circ}17'30''$  East a

## ARKANSAS STATE HIGHWAY COMMISSION

**MINUTE ORDER**

District: Eight

Page 6 of 8 Pages

County: Van Buren

Category: Surplus Property

distance of 40.03 feet to a point on the Southerly right of way of U.S. Highway 65 as established by AHTD Job 8178 being STA 28+22.56± 40.00' RT, same being STA 29+94.63± 40.77' LT per AHTD Job 8479; thence along said right of way per AHTD Job 8178 southeasterly along a curve to the left, having a radius of 756.20 feet a distance of 140.60 feet, having a chord bearing of South 56°02'05" East for a distance of 140.39 feet to a point being STA 29+55.72± 40.00' RT per AHTD Job 8178; thence South 61°21'40" East a distance of 205.92 feet to the POINT OF BEGINNING and containing 0.32 acres or 13,994 square feet more or less as shown on right of way acquisition plats (Sheet No. 18) for AHTD Job 080283 prepared by B&F Engineering, Inc. (James W. Montgomery, PS No. 1120) and recorded at the State Land Surveyor's Office (Document No. 201402280001).

**And Also****Tract No. 33****Surplus Release of Job 8479 Court Order**

Part of the South Half of the Southwest Quarter of Section 14, Township 11 North, Range 14 West, Van Buren County, Arkansas, more particularly described as follows:

Commencing at the Northeast Corner of the Southwest Quarter of the Southwest Quarter of Section 14; thence South 01°09'11" West along the East line of the Southwest Quarter of the Southwest Quarter of Section 14 a distance of 640.89 feet to a point on the Northerly right of way of U.S. Highway 65 as established by AHTD Job 8479 for the POINT OF BEGINNING; thence along said right of way South 61°21'40" East a distance of 17.25 feet to a point being STA 26+59.53± 60.00' RT per AHTD Job 8479; thence departing said right of way South 26°38'35" West a distance of 20.01 feet to a point on the Northerly right of way of U.S. Highway 65 as established by AHTD Job

## ARKANSAS STATE HIGHWAY COMMISSION

## MINUTE ORDER

District: Eight

Page 7 of 8 Pages

County: Van Buren

Category: Surplus Property

8178 being STA 31+58.85± 40.00' LT; thence along said right of way North 61°21'40" West a distance of 203.13 feet to a point being STA 29+55.72± 40.00' LT per AHTD Job 8178; thence continue along said right of way northwesterly along a curve to the right, having a radius of 676.20 feet a distance of 125.72 feet, having a chord bearing of North 56°02'05" West for a distance of 125.54 feet to a point being STA 28+22.56± 40.00' LT per AHTD Job 8178, same being STA 29+95.55± 39.23' RT per AHTD Job 8479; thence along said right of way per AHTD Job 8479 North 39°17'30" East a distance of 20.00 feet to a point being STA 29+95.82± 59.22' RT per AHTD Job 8479; thence continue along said right of way southeasterly along a curve to the left, having a radius of 656.20 feet a distance of 122.00 feet, having a chord bearing of South 56°02'05" East for a distance of 121.83 feet to a point being STA 28+61.96± 60.00' RT per AHTD Job 8479; thence continue along said right of way South 61°21'40" East a distance of 185.18 feet to the POINT OF BEGINNING and containing 0.15 acres or 6,533 square feet more or less as shown on right of way acquisition plats (Sheet No. 18) for AHTD Job 080283 prepared by B&F Engineering, Inc. (James W. Montgomery, PS No. 1120) and recorded at the State Land Surveyor's Office (Document No. 201402280001).

WHEREAS, Dan Eoff, as Trustee of the Shakerag Trust, has asked to purchase as Tract Nos. 28 and 29 for Job No. 8669 and Nara Rogers Estate, Imo Jene Smith, Danece Bowling and Joe Bowling has assigned their right under Arkansas Code Annotated §27-67-322 to reacquire Tract Nos. 28 and 29 for Job No. 8669 to Shakerag Trust; and Dan Eoff, as Trustee of the Shakerag Trust, has asked to purchase as Tract Nos. 32 and 33 for Job No. 8479 and Opie Rogers, survivor of an estate by the entirety with Merrie Rogers, deceased, has assigned his right under Arkansas Code Annotated §27-67-322 to reacquire Tract Nos. 28 and 29 for Job No. 3604 to Shakerag Trust; and



## ARKANSAS STATE HIGHWAY COMMISSION

## MINUTE ORDER






District: Eight  
 County: Van Buren  
 Category: Surplus Property

Page 8 of 8 Pages

**WHEREAS**, three (3) qualified appraisers have, in accordance with the requirements of Arkansas Code Annotated §27-67-322, opined that the current fair market value of Tract Nos. 28 and 29 of Job No. 8669 and the current fair market value of Tract Nos. 32 and 33 of Job No. 8479 being offered for sale in the amount of NINE THOUSAND AND NO/100 DOLLARS (\$9,000.00).

**NOW THEREFORE**, that the above-described properties are declared surplus; that ONE THOUSAND AND NO/100 DOLLARS (\$1,000.00) previously received on July 29, 2015, as down payment for the above-described properties and upon receipt of the remaining consideration of EIGHT THOUSAND AND NO/100 DOLLARS (\$8,000.00) the Chairman of the Commission is authorized and directed to execute a Quitclaim Deed conveying the right, title, interest or equity of the above-described properties of Tract Nos. 28 and 29 of Job No. 8669, and of Tract Nos. 32 and 33 of Job No. 8479 to Dan Eoff, Trustee of the Shakerag Trust, and hereby releasing the same from the State Highway System; a copy of this Minute Order and the Quitclaim Deed shall be recorded in Van Buren County, Arkansas; and, if necessary, the right of way shall be remonumented to reflect the boundaries designed herein. Any Federal-Aid Funds from this disposal shall be credited to Federal-Aid Funds or otherwise credited as permitted by Federal law.

Approved:

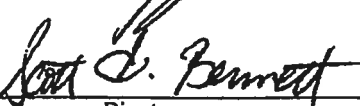
  
 Chairman  
  
 Vice-Chairman  
  
 Member  
  
 Member  
  
 Member

Leg.

Submitted By:

  
 Assistant Chief Engineer - Design

Approved:

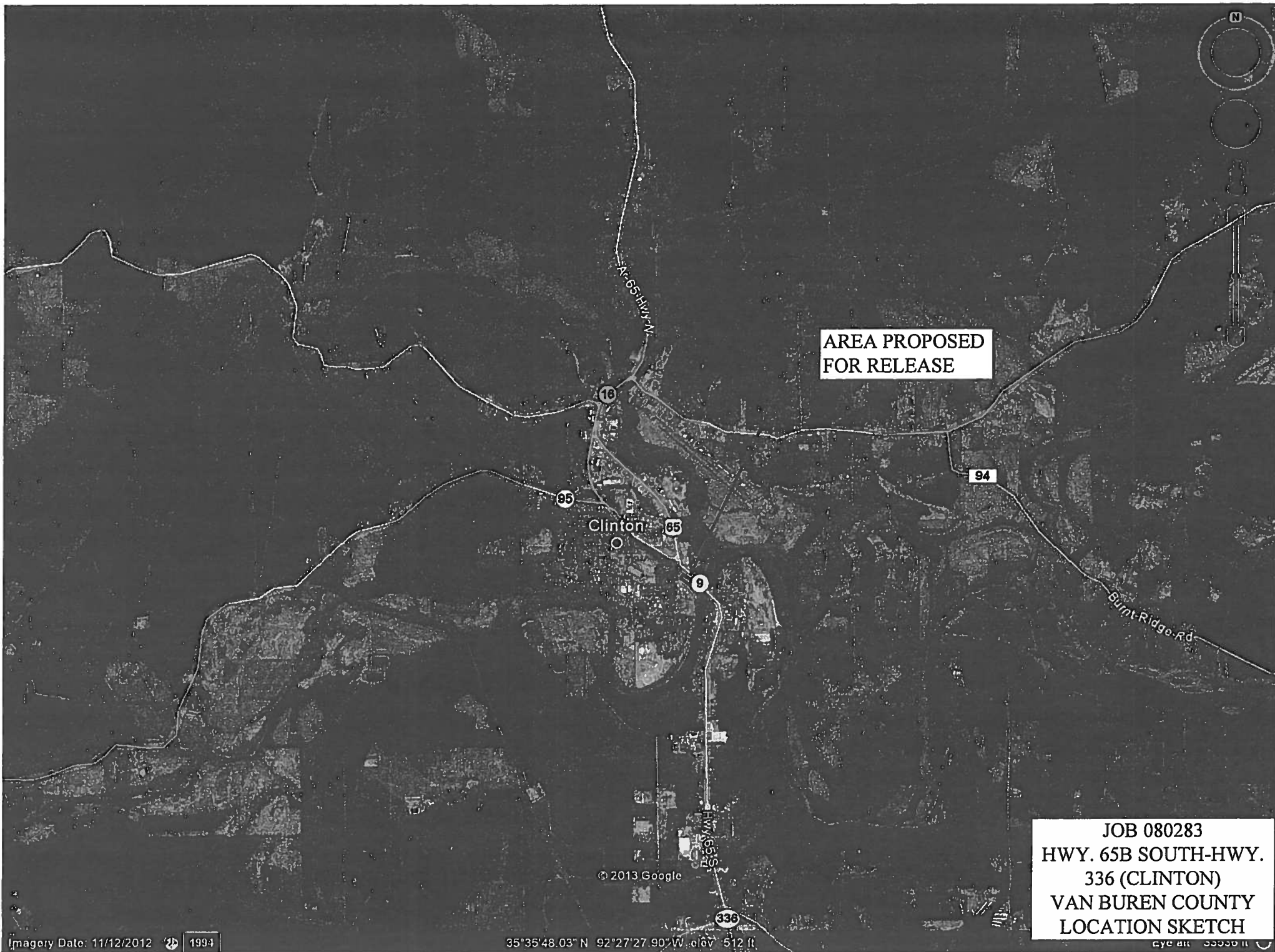
  
 Director

Minute Order No.

2016 054

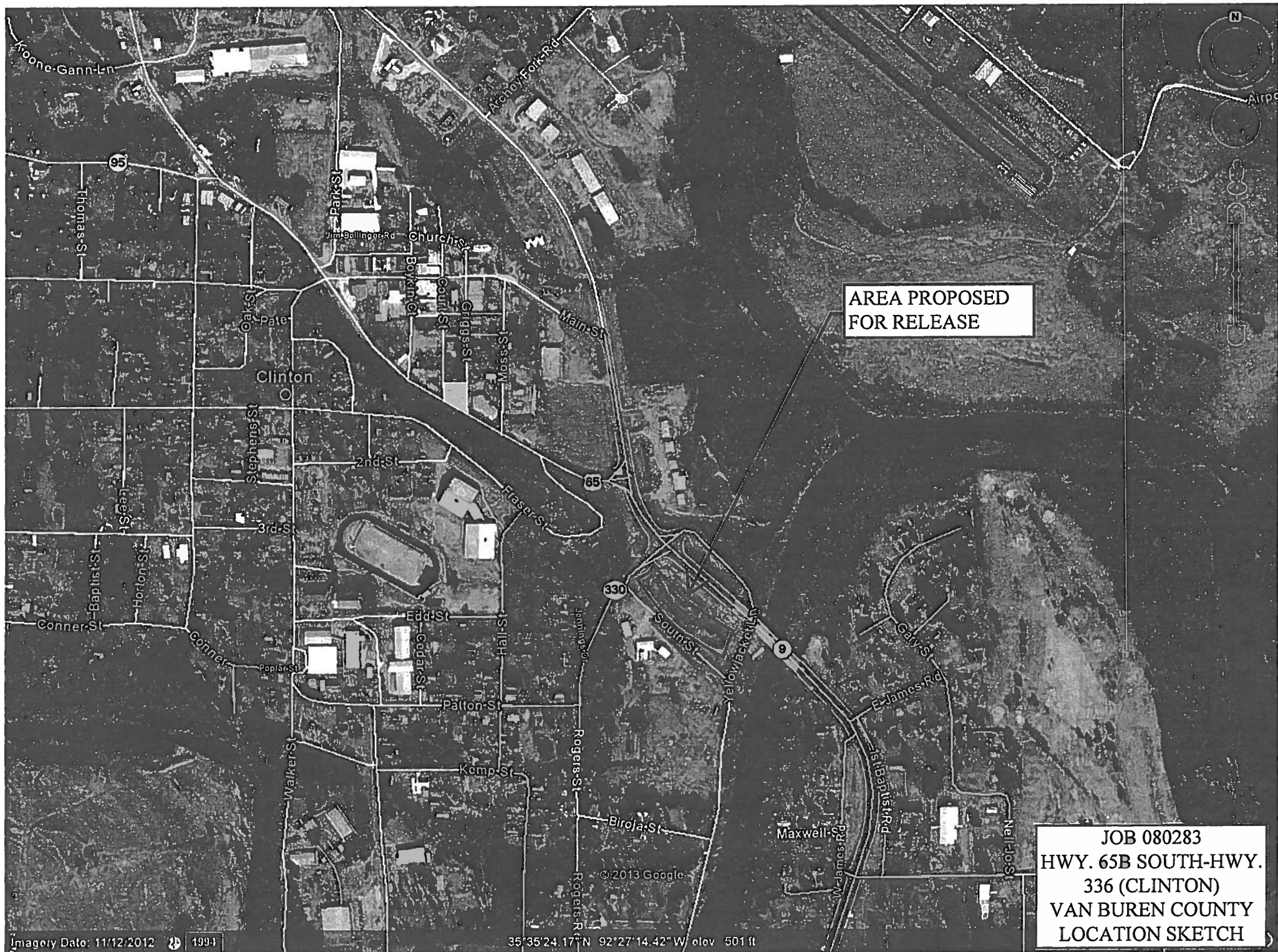
Date Passed

JUN 1 2016



AREA PROPOSED  
FOR RELEASE

JOB 080283  
HWY. 65B SOUTH-HWY.  
336 (CLINTON)  
VAN BUREN COUNTY  
LOCATION SKETCH



AREA PROPOSED  
FOR RELEASE

JOB 080283  
HWY. 65B SOUTH-HWY.  
336 (CLINTON)  
VAN BUREN COUNTY  
LOCATION SKETCH



Doc ID: 016978160003 Type: REL  
Kind: QUITCLAIM DEED  
Recorded: 07/25/2016 at 10:17:02 AM  
Fee Amt: \$25.00 Page 1 of 3  
Washington County, AR  
Kyle Sylvester Circuit Clerk  
File **2016-00020977**

Job No. R40082  
Tract No. 111XR

## QUITCLAIM DEED

### KNOW ALL MEN BY THESE PRESENTS:

THAT I, Dick Trammel, Chairman of the Arkansas State Highway Commission, for and in behalf of the Arkansas State Highway Commission, Grantor, in consideration of the sum of FIVE HUNDRED AND NO/100 DOLLARS (\$500.00) cash in hand paid to the Arkansas State Highway Commission, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, and by direction of a Resolution of the Arkansas State Highway Commission incorporated in Minute Order No. 2016-05 dated the 14<sup>th</sup> day of June, 2016, authorizing and directing the execution of this instrument as an act of the Commission, do hereby grant, bargain, sell, convey, quitclaim and relinquish unto, **Harold C. Lemons and Annette B. Lemons, husband and wife, Grantees**, and unto their heirs and assigns forever, all of the right, title, interest and equity of the Arkansas State Highway Commission in and to the following land, lying and being situated in the County of Washington, State of Arkansas, to-wit:

Part of Lots 11 and 12, Block 3 to the town of Farmington, Arkansas also being part of the Northwest Quarter of the Northwest Quarter of Section 26, Township 16 North, Range 31 West, Washington County, Arkansas, more particularly described as follows:

Starting at a 1 inch Angle Iron being used as the Northwest 1/16 corner of Section 26; thence North 02° 12' 22" East along the East line of the Northwest Quarter of the Northwest Quarter of Section 26 a

I certify under penalty of false  
swearing that at least the legally  
correct amount of documentary stamps  
have been placed on this instrument.  
Arkansas State Highway Commission  
Post Office Box 2261  
Little Rock, Arkansas 72203

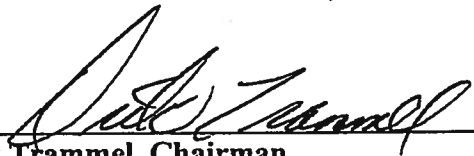
*Dick Trammel*

*[Signature]* This instrument was prepared by  
David S. Long, Title Attorney  
Arkansas State Highway and Transportation Dept.  
P.O. Box 2261, Little Rock Arkansas 72203

distance of 1,034.39 feet to a point on the Northerly right of way line of U.S. Highway 62 as established by AHTD Job 4705-2; thence North 87° 46' 47" West along said right of way line a distance of 66.19 feet to a point; thence North 02° 20' 46" East a distance of 13.35 feet to a point on the Northerly right of way line of U.S. Hwy. 62 as established by AHTD Job R40082 for the point of beginning; thence North 86° 43' 51" West along said right of way a distance of 84.34 feet to a point; thence North 43° 31' 17" West along said right of way a distance of 21.84 feet to a point on the Easterly right of way line of Locust Street as established by the plat of the town of Farmington, Arkansas, dated May 1945; thence North 02° 20' 46" East along said right of way a distance of 36.86 feet to a point; thence South 87° 47' 10" East a distance of 100.00 feet to a point; thence South 02° 20' 46" West a distance of 53.66 feet to the point of beginning and containing 0.11 acres or 5,157 square feet more or less as shown on plans prepared by the AHTD referenced as Job R40082.  
RA/crr 09/14/04

IN WITNESS WHEREOF, I have hereunto set my hand on this 1<sup>st</sup> day of June 1, 2016.

BY:


  
Dick Trammel, Chairman  
Arkansas State Highway Commission

**STATE OF ARKANSAS)**  
**) SS**  
**COUNTY OF PULASKI)**

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 1<sup>st</sup> day of

June, 2016..  
(seal) DY H. WILLIAMS



  
Lindy H. Williams, Notary Public

**ARKANSAS HIGHWAY COMMISSION**

**COMMISSION MINUTE ORDER: 2016-055**

**DISTRICT: District Four**  
**COUNTY: Washington County**



ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Four  
County: Washington  
Category: Surplus Property

Page 1 of 2 Pages

**WHEREAS,** the Commission acquired in fee property, known as Tract No. 111XR, from Harold C. Lemons and Annette B. Lemons, husband and wife, for Job No. R40082, Highway 62, Section 1, by Warranty Deed dated October 14, 2004, and filed of record on October 14, 2004, as Document No. 2004-00042668, in the Circuit Clerk's office for Washington County, Arkansas; and

**WHEREAS,** Tract No. 111XR was acquired by the Commission for FIVE HUNDRED AND NO/100 DOLLARS (\$500.00); and

**WHEREAS,** Harold C. Lemons and Annette B. Lemons have requested to reacquire said property pursuant to Arkansas Code Ann § 27-67-322, and the District Engineer for District 4 has determined that Tract No. 111XR is not now needed, nor in the foreseeable future will be needed for highway purposes, and more particularly described as:

Part of Lots 11 and 12, Block 3 to the town of Farmington, Arkansas also being part of the Northwest Quarter of the Northwest Quarter of Section 26, Township 16 North, Range 31 West, Washington County, Arkansas, more particularly described as follows:

Starting at a 1 inch Angle Iron being used as the Northwest 1/16 corner of Section 26; thence North 02° 12' 22" East along the East line of the Northwest Quarter of the Northwest Quarter of Section 26 a distance of 1,034.39 feet to a point on the Northerly right of way line of U.S. Highway 62 as established by AHTD Job 4705-2; thence North 87° 46' 47" West along said right of way line a distance of 66.19 feet to a point; thence North 02° 20' 46" East a distance of 13.35 feet to a point on the Northerly right of way line of U.S. Hwy. 62 as established by AHTD Job R40082 for the point of beginning; thence North 86° 43' 51" West along said right of way a



ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Four

Page 2 of 2 Pages

County: Washington



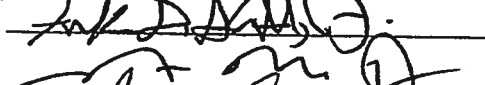
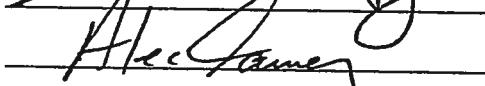

Category: Surplus Property

distance of 84.34 feet to a point; thence North 43° 31' 17" West along said right of way a distance of 21.84 feet to a point on the Easterly right of way line of Locust Street as established by the plat of the town of Farmington, Arkansas, dated May 1945; thence North 02° 20' 46" East along said right of way a distance of 36.86 feet to a point; thence South 87° 47' 10" East a distance of 100.00 feet to a point; thence South 02° 20' 46" West a distance of 53.66 feet to the point of beginning and containing 0.1 acres or 5,157 square feet more or less as shown on plans prepared by the AHTD referenced as Job R40082.

RA/crr 09/14/04


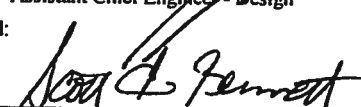
NOW THEREFORE, the above-described property is declared surplus and upon receipt and consideration of the sum of FIVE HUNDRED AND NO/100 DOLLARS (\$500.00) from Harold C. Lemons and Annette B. Lemons; the Chairman of the Commission is authorized and directed to execute a Quitclaim Deed conveying the right, title, interest or equity of the above-described property to Harold C. Lemons and Annette B. Lemons, husband and wife; and hereby releasing the same from the State Highway System, that the Right of Way Division is directed and authorized to record a copy of this Minute Order and the Quitclaim Deed in the records of Washington County, Arkansas; and, if necessary, the right of way shall be remonumented to reflect the boundaries designated herein. Any Federal-Aid funds from this disposal shall be credited to Federal-Aid Funds or otherwise credited as permitted by Federal Law.

Approved:

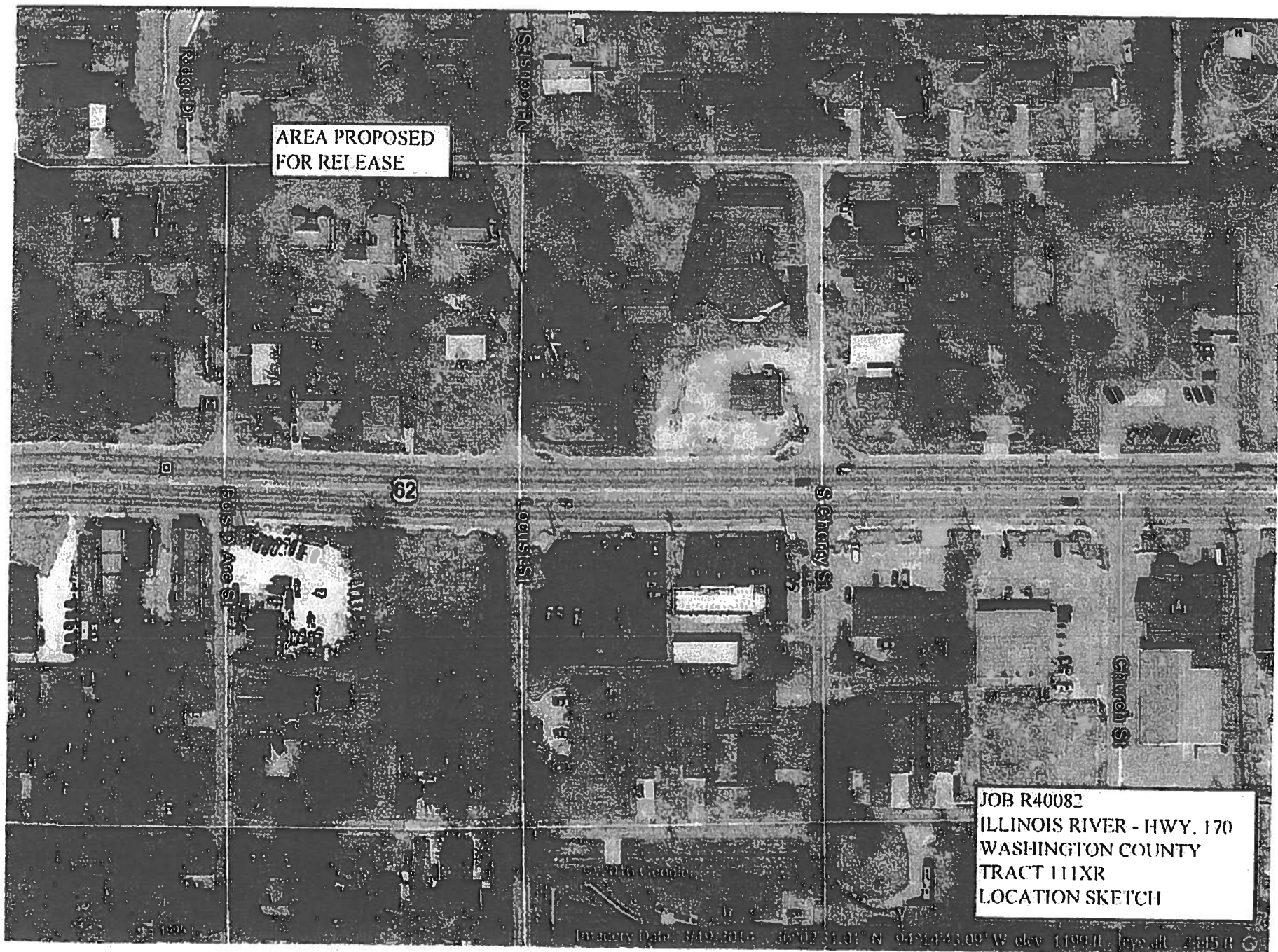
  
Chairman  
  
Vice-Chairman  
  
Member  
  
Member  
  
Member

Leg.

Submitted By:

  
Assistant Chief Engineer - Design  
Approved:   
Director  
Minute Order No. **2016 055**  
Date Passed **JUN 1 2016**

MER  
lbt



AREA PROPOSED  
FOR RELEASE

649 648

Farmington

Fayette Junction Fayette Junc

Appleby Appleby

JOB R40082  
ILLINOIS RIVER - HWY. 170  
WASHINGTON COUNTY  
TRACT 111XR  
LOCATION SKETCH

Imagery Date: 5/19/2014 36°02'41.7" N 94°15'27.0" W elev 1274 ft eye alt 1277 ft