

ARKANSAS STATE HIGHWAY COMMISSION



DICK TRAMMEL
CHAIRMAN
ROGERS

THOMAS B. SCHUECK
VICE CHAIRMAN
LITTLE ROCK

ROBERT S. MOORE, JR.
ARKANSAS CITY

DALTON A. FARMER, JR.
JONESBORO

PHILIP TALDO
SPRINGDALE

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

April 6, 2017

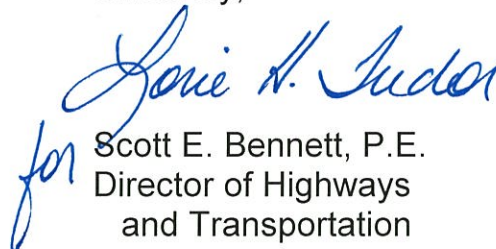
Mr. Marty Garrity, Director
Bureau of Legislative Research
Arkansas Legislative Council
State Capitol Building, Room 315
Little Rock, Arkansas 72201

Dear Mr. Garrity:

As required by Act 1315 of 1997, transmitted are the land conveyances for the period of January 1, 2017 through March 31, 2017.

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

Sincerely,


for 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

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: One
County: St. Francis
Category: Surplus Property

Page 1 of 3 Pages

WHEREAS, the Arkansas State Highway Commission (Commission) acquired property in connection with Job No. 11627, Tract Nos. 607 and 608, known as "Shell Lake-Shearerville", in St. Francis County, Arkansas, from property owners James A. Thurston and Mollie L. Thurston, husband and wife, by Warranty Deed filed for record on October 12, 1965, in the Circuit Clerk's office of St. Francis County, Arkansas; and

WHEREAS, James W. Meador Jr. (Meador) has asked the Commission to purchase a portion of Tract No. 607, which the District Engineer for District One 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. 607 is more particularly described as follows:

Part of the Southwest Quarter of Section 17, Township 6 North, Range 6 East, St. Francis County, Arkansas, more particularly described as follows:

Commencing at a point being used as the Quarter Corner of Section's 17 and 18; thence South 00°11'10" East along the West line of the Southwest Quarter of Section 17 a distance of 1,677.91 feet to a point on the Southerly right of way line of Interstate 40 as established by AHTD Job 11627 Section 6; thence North 86°45'53" East along said right of way line a distance of 381.39 feet to a point; thence North 86°46'21" East along said right of way line a distance of 211.20 feet to a point; thence North 86°55'00" East along said right of way line a distance of 88.89 feet to a point; thence South 30°34'24" East along said right of way line a distance of 611.51 feet to a point; thence South 24°40'21" East along said right of way line a distance of 263.72 feet to the POINT OF BEGINNING; thence North 67°41'08" East a distance of 21.91 feet to a point; thence South 22°32'58" East a distance of 47.34 feet to a point; thence South

State of Arkansas, County of St. Francis
Filed for record the 20 day of Mar 2017 at 1:55
O'clock P.M., and recorded in Book 887 Page 906
(BETTE S. GREEN), Circuit Clerk
by Ann Graves D.C.
91234

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: One

Page 2 of 3 Pages

County: St. Francis

Category: Surplus Property

16°29'33" East a distance of 141.51 feet to a point on the Southerly right of way line of Interstate 40 as established by AHTD Job 11627 Section 6; thence North 24°40'21" West along said right of way line a distance of 188.28 feet to a point to the point of beginning and containing 0.06 acres more or less (2,414 sq. ft.) as shown on plans prepared by the AHTD referenced as Job 110543.

WHEREAS, Meador had the highest bid in the sum of ONE THOUSAND NINETY-SIX AND 68/100 DOLLARS (\$1,096.68), which includes the appraised value of TWO HUNDRED TWENTY-FIVE AND NO/100 DOLLARS (\$225.00) and publication costs of EIGHT HUNDRED SEVENTY-ONE AND 68/100 DOLLARS (\$871.68) for the advertisement of the legal notices required under Ark. Code Ann. § 27-67-322, at a public auction held at 11:00 a.m. on Tuesday, December 13, 2016, at the Shell Station on the east side of Shell Lake; and receiving from Meador, Check # 35193 in the amount of \$1,096.68 as payment in full of the accepted bid on the day of auction; and

WHEREAS, the Commission originally acquired Tract Nos. 607 and 608 and their access for THIRTY THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$30,500), and three (3) qualified appraisers have, in accordance with the requirements of Ark. Ann. § 27-67-322, opined that the current fair market value of that portion of Tract No. 607 being offered for sale is \$225.00; and

NOW THEREFORE, the above-described property is declared surplus and consideration in the sum of \$1,096.68 has been received from Meador, 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. 607 for Job No. 11627,

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: One

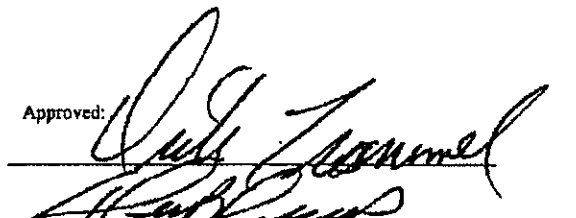
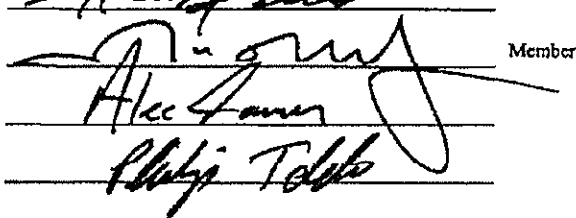
Page 3 of 3 Pages

County: St. Francis

Category: Surplus Property

St. Francis County, Arkansas, to James W. Meador Jr. and Joni Ann Meador; 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 St. Francis 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.

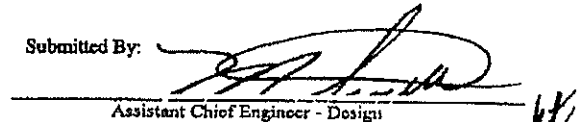
Approved:


Member

Philip Todd

irman

Member

Submitted By:



Assistant Chief Engineer - Design

Approved:



Director

Minute Order No.

2017 021

FEB 10 2017

State of Arkansas, County of St. Francis
Filed for record the 20 day of Mar 2017 at 1:57
O'clock P.M., and recorded in Book 889 Page 913
by Bette S. Green (BETTE S. GREEN), Circuit Clerk
Ann Haves D.C.
91236

Job No. 11627
Part of Tract No. 607

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 ONE THOUSAND NINETY-SIX AND 68/100 DOLLARS (\$1,096.68) 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. 2017-021 dated the 10th day of February, 2017, authorizing and directing the execution of this instrument as an act of the Commission, do hereby grant, bargain, sell, convey, quitclaim, and relinquish unto, **James W. Meador Jr., Grantee**, and unto his heirs and assigns forever, all of the right, title, interest and equity (*saving and excepting abutter's access rights*) of the Arkansas State Highway Commission in and to the following lands, lying and being situated in the County of St. Francis, State of Arkansas, to-wit:

Part of the Southwest Quarter of Section 17, Township 6 North, Range 6 East, St. Francis County, Arkansas, more particularly described as follows:

Commencing at a point being used as the Quarter Corner of Section's 17 and 18; thence South 00°11'10" East along the West line of the Southwest Quarter of Section 17 a distance of 1,677.91 feet to a point on the Southerly right of way line of Interstate 40 as established by AHTD Job 11627 Section 6; thence North 86°45'53" East

MTB This instrument was prepared by
M. Todd Elder, Title Attorney
Arkansas State Highway and Transportation Dept.
P.O. Box 2261, Little Rock, Arkansas 72203

913

along said right of way line a distance of 381.39 feet to a point; thence North 86°46'21" East along said right of way line a distance of 211.20 feet to a point; thence North 86°55'00" East along said right of way line a distance of 88.89 feet to a point; thence South 30°34'24" East along said right of way line a distance of 611.51 feet to a point; thence South 24°40'21" East along said right of way line a distance of 263.72 feet to the POINT OF BEGINNING; thence North 67°41'08" East a distance of 21.91 feet to a point; thence South 22°32'58" East a distance of 47.34 feet to a point; thence South 16°29'33" East a distance of 141.51 feet to a point on the Southerly right of way line of Interstate 40 as established by AHTD Job 11627 Section 6; thence North 24°40'21" West along said right of way line a distance of 188.28 feet to a point to the point of beginning and containing 0.06 acres more or less (2,414 sq. ft.) as shown on plans prepared by the AHTD referenced as Job 110543.

RA 8/10/16

Reserving unto Grantor the easement, access and abutters' rights in, to from, and across U.S. Highway 149.

IN WITNESS WHEREOF, I have hereunto set my hand on this 10th day of February, 2017.

BY:


Dick Trammel, Chairman

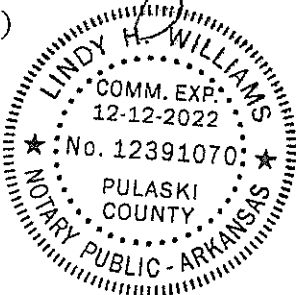
Arkansas State Highway Commission


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. 2017- 021, Minutes of Feb. 10, 2017, 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 10th day of February, 2017.




Linda H. Williams, Notary Public



ARKANSAS REAL PROPERTY TAX AFFIDAVIT OF COMPLIANCE

Grantee (Buyer) Name & Address:

James W. Merdore, Jr.
P.O. Box 151
Heth, AR 72346

Grantor (Seller) Name & Address:

ARKANSAS STATE Highway Commission
P.O. Box 2261
Little Rock, AR 72203

Date of real property transfer (as reflected on the transfer instrument): 2/10/17

Name of the Arkansas county where the property deed will be filed: ST. FRANCIS

Amount of the full consideration for the transaction: \$ 1,096.68

☐ No tax is due: Exemption (check one exemption below)

1. ☒ Transfers to or from the United States, the State of Arkansas, or any of the instrumentalities, agencies, or political subdivisions thereof.
2. ☐ Any instrument given in writing to secure a debt.
3. ☐ Any instrument solely for the purpose of correcting or replacing an instrument that has been previously recorded with full payment of tax having been paid at the time of the previous recordation.
4. ☐ Instruments conveying land sold for delinquent taxes.
5. ☐ Instruments conveying leasehold interest in land only.
6. ☐ Instruments, including timber deeds, which convey the right to remove timber for a period not to exceed twenty-four (24) months.
7. ☐ Instruments given by one 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.
8. ☐ Instruments 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.
9. ☐ Instruments given to a secured party in lieu of or to avoid a judicial proceeding to enforce a security interest in real estate.
10. ☐ Instruments conveying a home financed by the Federal Housing Administration, Department of Veterans Affairs, or United States Department of Agriculture (USDA) 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.
11. ☐ Instruments conveying land between corporations or between corporations, partnerships, limited liability companies, or between a business entity and its shareholder, partner or member of a corporation incident to the organization, reorganization, merger, consolidation, capitalization, asset distribution, or liquidation of a corporation, partnership, limited liability company, or other business entity.
12. ☐ A beneficiary deed under ACA §18-12-608.
13. ☐ Consideration of \$100 or less
14. ☐ 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.

Agent or Grantee Signature: _____

Date: 3/17/17

Address: P.O. Box 2261, Little Rock, AR 72203



2017-06443

Certificate of Record

GREENWOOD DISTRICT

SEBASTIAN COUNTY, ARKANSAS

SHARON BROOKS, CO CLERK & RECORDER

03/22/2017 11:26:16 AM

RECORDING FEE: 40.00

Pages: 6

ARKANSAS HIGHWAY COMMISSION

COMMISSION MINUTE ORDER: 2017-020

DISTRICT: FOUR

COUNTY: SEBASTIAN

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Four

Page 1 of 2 Pages

County: Sebastian

Category: Surplus Property

WHEREAS, the Commission acquired in fee property, known as Tract No. 133XR, from Billy Mike Doss and Glenda Sue Doss, husband and wife, for Job No. 040376, Jenny Lind – Highway 22, Section 19, by Warranty Deed dated February 27, 2006, and filed of record on March 20, 2006, as Document No. 7185214, in the County Clerk's office for Sebastian County, Arkansas; and

WHEREAS, Tract No. 133XR was acquired by the Commission for SIX THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$6,400.00); and

WHEREAS, Billy Mike Doss and Glenda Sue Doss have requested to reacquire said property pursuant to Ark. Code Ann. § 27-67-322, and the District Engineer for District 4 has determined that Tract No. 133XR is not now needed, nor in the foreseeable future will be needed for highway purposes. However, it is necessary to retain the control of access. Tract No. 133XR is more particularly described as:

Part of Lot 1 of the Northwest Quarter of Section 19, Township 7 North, Range 31 West, Sebastian County, Arkansas, more particularly described as follows:

Commencing at a concrete monument with brass disk being used as the Northeast corner of Lot 1 of the Northwest Quarter of Section 19; thence South 01° 16' 25" West along the East line of Lot 1 of the Northwest Quarter of Section 19 a distance of 1,156.30 feet to the POINT OF BEGINNING; thence continue South 01° 16' 25" West along said East line a distance of 177.30 feet to a point; thence North 87° 34' 48" West a distance of 650.89 feet to a point on the Southeasterly right of way line of U. S. Highway 71 Relocation as established by AHTD Job

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Four

Page 2 of 2 Pages


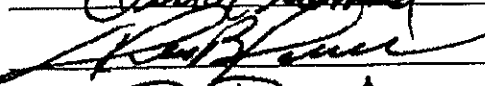
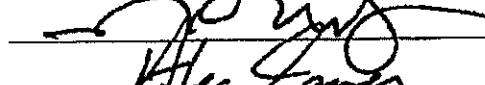
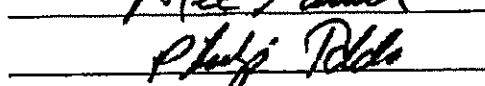

County: Sebastian

Category: Surplus Property

040376; thence North 40° 58' 52" East along said right of way line a distance of 216.50 feet to a point; thence South 88° 28' 17" East a distance of 512.45 feet to the point of beginning and containing 2.30 acres more or less as shown on plans prepared by the AHTD referenced as Job 040376.


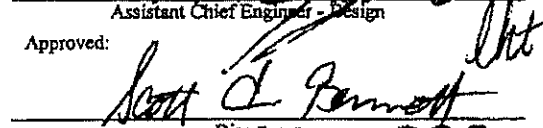

NOW THEREFORE, the above-described property is declared surplus and upon receipt and consideration of the sum of SIX THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$6,400.00) from Billy Mike Doss and Glenda Sue Doss; the Chairman of the Commission is authorized and directed to execute a Quitclaim Deed conveying the right, title, interest or equity of the above-described property to Billy Mike Doss and Glenda Sue Doss, husband and wife; 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 Sebastian 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:  
 Minute Order No. **2017 020**
 Date Passed **FEB 10 2017**

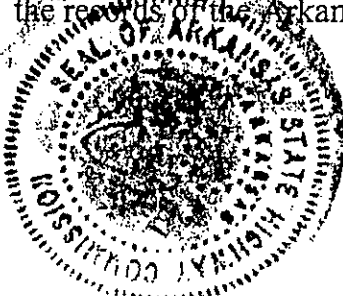
STATE OF ARKANSAS)

)ss

CERTIFICATE

COUNTY OF PULASKI)

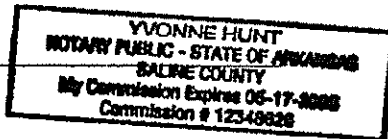
I, Lindy H. Williams, Secretary and Custodian of the Records of Proceedings of the Arkansas State Highway Commission, do hereby certify, and state under oath, that the foregoing written matter contains a true, complete and perfect transcript of Minute Order No. 2017-020 adopted by the Commission on the 10th day of February, 2017, as set forth therein, and as the same appears in the records of the Arkansas State Highway Commission.



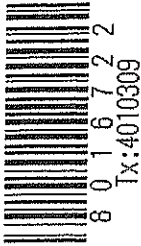
Lindy H. Williams
Lindy H. Williams, Commission Secretary
Arkansas State Highway Commission

Subscribed and sworn to before me this 13th day of March, 2017.

My Commission Expires:



Yvonne Hunt
Notary Public



2017-06444

Certificate of Record

GREENWOOD DISTRICT

SEBASTIAN COUNTY, ARKANSAS

SHARON BROOKS, CO CLERK & RECORDER

03/22/2017 11:26:17 AM

RECORDING FEE: 25.00

Pages: 3

Job No. 040376
Tract No. 133XR

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 SIX THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$6,400.00) 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. 2017-020 dated the 10th day of February, 2017, authorizing and directing the execution of this instrument as an act of the Commission, do hereby grant, bargain, sell, convey, quitclaim, and relinquish unto, **Billy Mike Doss and Glenda Sue Doss, Grantees**, and unto their heirs and assigns forever, all of the right, title, interest and equity (*saving and excepting abutter's access rights*) of the Arkansas State Highway Commission in and to the following lands, lying and being situated in the County of Sebastian, State of Arkansas, to-wit:

Part of Lot 1 of the Northwest Quarter of Section 19, Township 7 North, Range 31 West, Sebastian County, Arkansas, more particularly described as follows:

Commencing at a concrete monument with brass disk being used as the Northeast corner of Lot 1 of the Northwest Quarter of Section 19; thence South 01° 16' 25" West along the East line of Lot 1 of the

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.

Arkansas State Highway Commission

Post Office Box 2261

Little Rock, Arkansas 72203

MTE This instrument was prepared by
M. Todd Elder, Title Attorney
Arkansas State Highway and Transportation Dept.
P.O. Box 2261, Little Rock, Arkansas 72203

Northwest Quarter of Section 19 a distance of 1,156.30 feet to the POINT OF BEGINNING; thence continue South 01° 16' 25" West along said East line a distance of 177.30 feet to a point; thence North 87° 34' 48" West a distance of 650.89 feet to a point on the Southeasterly right of way line of U. S. Highway 71 Relocation as established by AHTD Job 040376; thence North 40° 58' 52" East along said right of way line a distance of 216.50 feet to a point; thence South 88° 28' 17" East a distance of 512.45 feet to the point of beginning and containing 2.30 acres more or less as shown on plans prepared by the AHTD referenced as Job 040376.

IN WITNESS WHEREOF, I have hereunto set my hand on this 10th day of February 2017.


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 10th day of February, 2017.

A circular notary seal for Linda Williams, Notary Public - Arkansas. The seal features a dotted border. Inside the border, the text "LINDA WILLIAMS" is at the top, "COMM. EXP. 12-12-2022" is in the upper middle, "No. 12391070" is in the center, "PULASKI COUNTY" is below the center, and "NOTARY PUBLIC - ARKANSAS" is at the bottom. Two stars flank the central number. A handwritten "10" is visible above the "WILLIAMS" text.


Lindy H. Williams, Notary Public