

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

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WWW.ARKANSASHIGHWAYS.COM • WWW.IDRIVEARKANSAS.COM

April 19, 2018

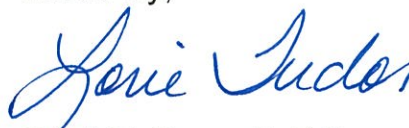
Ms. Marty Garrity, Director
Bureau of Legislative Research
Arkansas Legislative Council
State Capitol Building, Room 315
Little Rock, Arkansas 72201

Dear Ms. Garrity:

As required by Act 1315 of 1997, transmitted is the following land conveyance for the period of January 1, 2018 through March 31, 2018.

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

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



Doc ID: 017844860006 Type: REL
Kind: MISC
Recorded: 01/29/2018 at 04:38:27 PM
Fee Amt: \$40.00 Page 1 of 6
Washington County, AR
Kyle Sylvester Circuit Clerk
File 2018-00002837

ARKANSAS STATE HIGHWAY COMMISSION

COMMISSION MINUTE ORDER: 2017-078

DISTRICT: FOUR

COUNTY: WASHINGTON

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Four

Page 1 of 2 Pages

County: Washington

Category: Surplus Property

WHEREAS, the Arkansas State Highway Commission (Commission) acquired property known as Tract No. 25R from Charles Masterson and Ada Masterson, husband and wife, for Job No. 040039, by Warranty Deed dated April 4, 1995, and filed of record on May 23, 1995, as Document No. 95024933, in the Circuit Clerk's office for Washington County, Arkansas; and

WHEREAS, John Looney and Myriah Johnson have requested to purchase Tract No. 25R, which the District Engineer for District 4 has determined is not now, nor in the foreseeable future will be, needed for highway purposes; and

WHEREAS, this tract was acquired as surplus by the Commission and is exempt from reacquisition by the former owner under Ark. Code Ann. §27-67-322. John Looney and Myriah Johnson offered to purchase this tract for ONE THOUSAND SIX HUNDRED FIFTY AND NO/100 DOLLARS (\$1,650.00), the fair market value by three Commission appraisers.

WHEREAS, the Commission acquired Tract No. 25R for ONE HUNDRED AND NO/100 DOLLARS (\$100.00), which the tract is more particularly described as follows:

Part of Lots 5 and 6, Block 1 of Meadow Vale Subdivision of part of the Southwest Quarter of the Southeast Quarter of Section 20, Township 16 North, Range 30 West, Washington County, Arkansas, more particularly described as follows:

Starting at the Southwest Corner of Lot 6, Block 1 of Meadow Vale Subdivision of part of the Southwest Quarter of the Southeast Quarter of Section 20; thence South 87° 08' 33" East along the South line of Lot 6, Block 1 of Meadow Vale Subdivision a distance of 94.05 feet for the

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Four
County: Washington
Category: Surplus Property

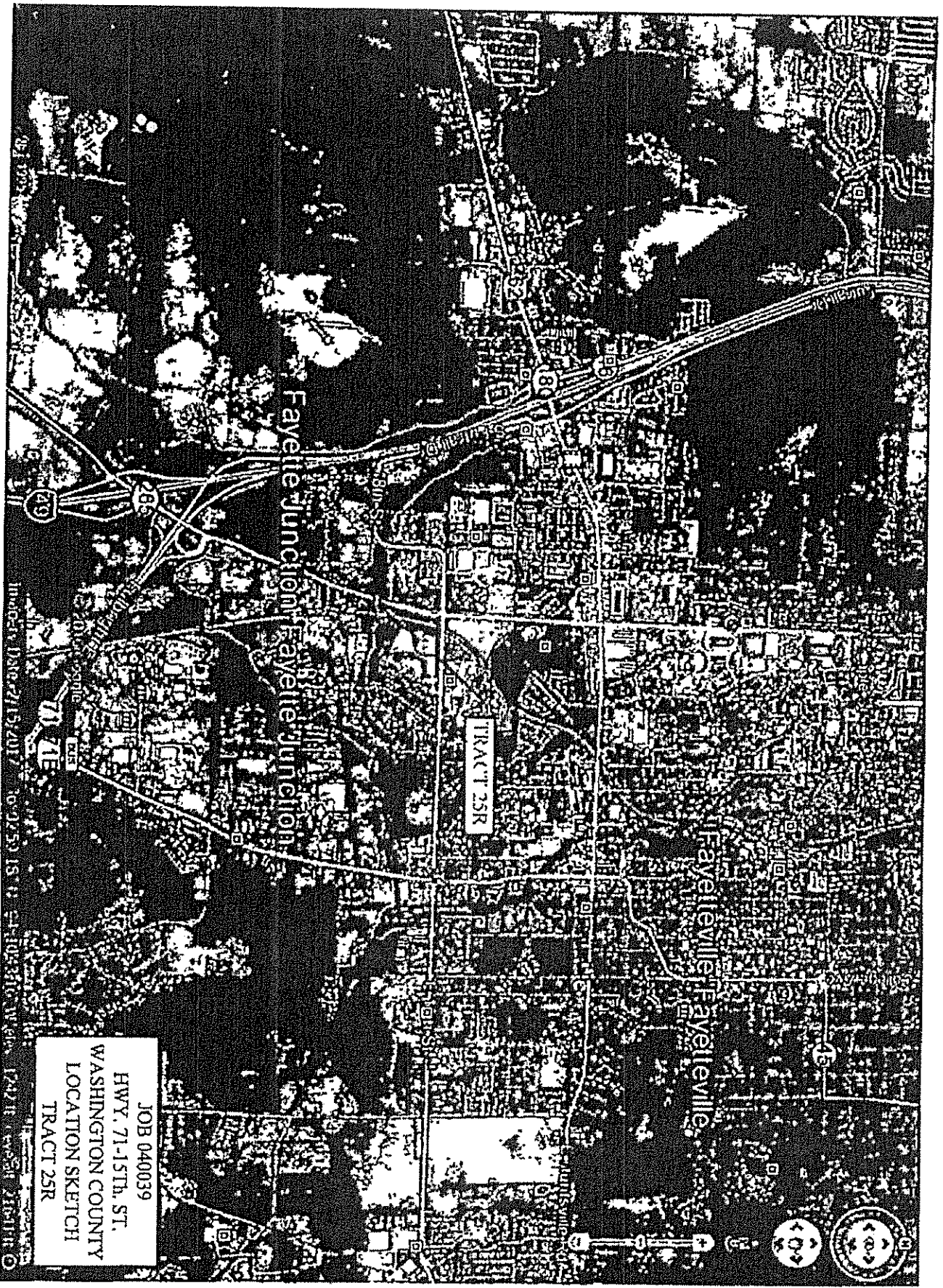
Page 2 of 2 Pages

point of beginning; thence North 03° 11' 48" East a distance of 100.23 feet to a point on the North line of Lot 5, Block 1 of Meadow Vale Subdivision; thence South 87° 08' 27" East along the North line of Lot 5, Block 1 of Meadow Vale Subdivision a distance of 35.55 feet to a point on the Westerly proposed right of way line of proposed Razorback Drive; thence South 18° 22' 30" West along said proposed right of way line a distance of 104.02 feet to a point on the South line of Lot 6, Block 1 of Meadow Vale Subdivision; thence North 87° 08' 33" West along the South line of Lot 6, Block 1 of Meadow Vale Subdivision a distance of 8.32 feet to the point of beginning and containing 2,198 square feet more or less.

NOW THEREFORE, the above-described property is declared surplus and upon receipt and consideration of the sum of ONE THOUSAND SIX HUNDRED FIFTY AND NO/100 DOLLARS (\$1,650.00) from John Looney and Myriah Johnson, 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 John Looney and Myriah Johnson, 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.

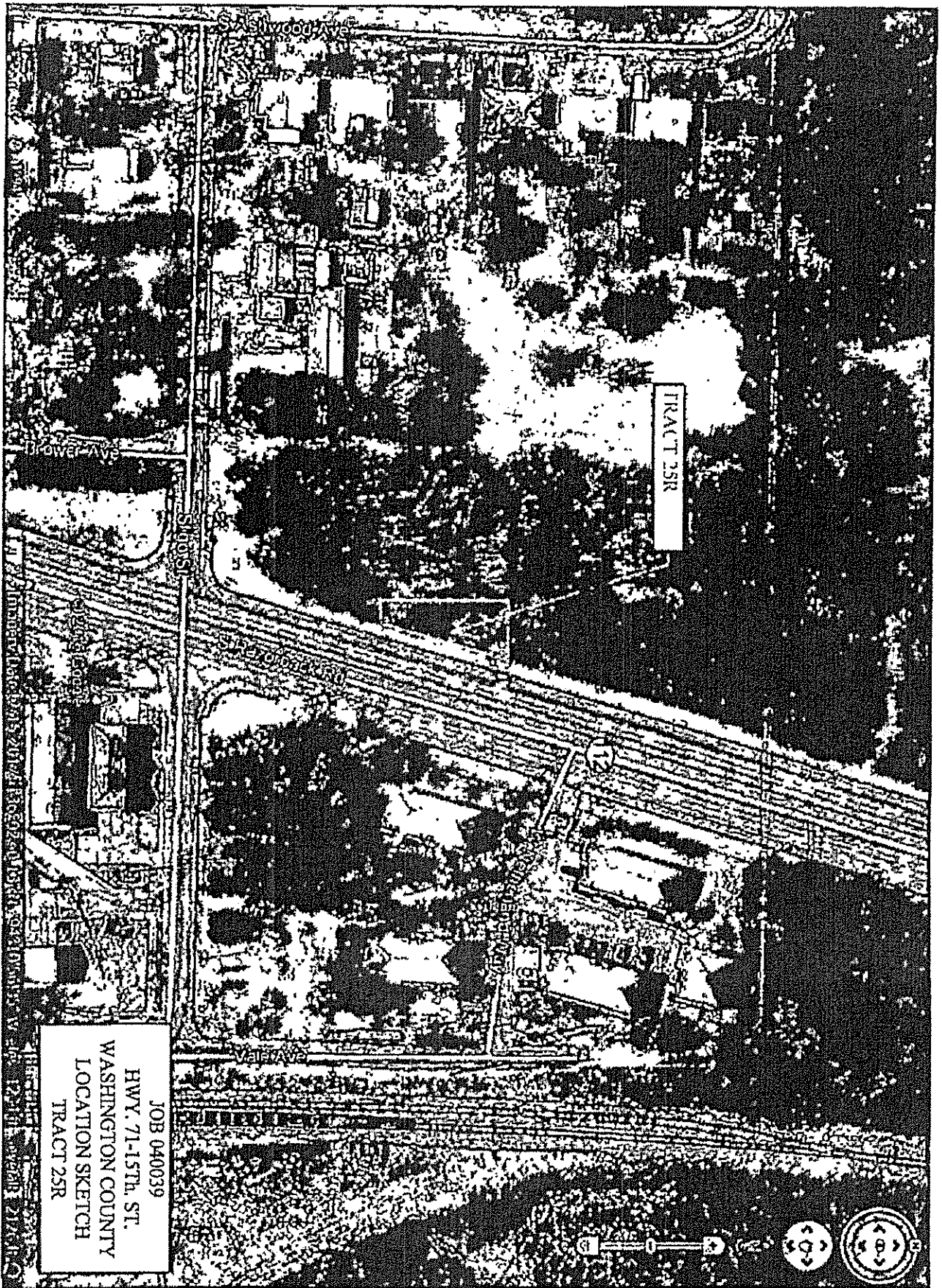
Approved: [Signature] Chairman
[Signature] Vice-Chairman
[Signature] Member
[Signature] Member
[Signature] Member

Submitted By: [Signature]
Assistant Chief Engineer - Design
Approved: [Signature]
Minute Order No. **2017 078**
Date Passed **SEP 6 2017**



JOB 040039
HWY. 71-15TH. ST.
WASHINGTON COUNTY
LOCATION SKETCH
TRACT 25R

Imaged Date: 2/15/2017 10:02:53 AM



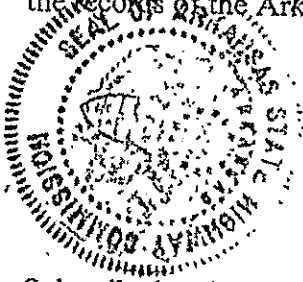
STATE OF ARKANSAS)

)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. 2017-078 adopted by the Commission on the 6th day of September 2017, as set forth therein, and as the same appears in the records of the Arkansas State Highway Commission.

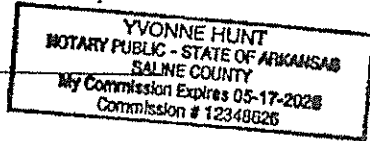


Lindy H. Williams

Lindy H. Williams, Commission Secretary
Arkansas State Highway Commission

Subscribed and sworn to before me this 25th day of January, 2018.

My Commission Expires:



Yvonne Hunt

Notary Public



Doc ID: 017844870003 Type: REL
 Kind: QUITCLAIM DEED
 Recorded: 01/29/2018 at 04:40:02 PM
 Fee Amt: \$25.00 Page 1 of 3
 Washington County, AR
 Kyle Sylvester Circuit Clerk
 File **2018-00002838**

Job No. 040039
 Tract No. 25R

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 SIX HUNDRED FIFTY AND NO/100 DOLLARS (\$1,650.00) 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. 2017-074 dated the 6th day of September, 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, **John Looney and Myriah Johnson, 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 Washington, State of Arkansas, to-wit:

Job No. 040039
Tract No. 25R

Part of Lots 5 and 6, Block 1 of Meadow Vale Subdivision of part of the Southwest Quarter of the Southeast Quarter of Section 20, Township 16 North, Range 30 West, Washington County, Arkansas, more particularly described as follows:

Starting at the Southwest Corner of Lot 6, Block 1 of Meadow Vale Subdivision of part of the Southwest Quarter of the Southeast Quarter of Section 20; thence South 87° 08' 33" East along the South line of Lot 6,


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

This instrument was prepared by
 David S. Long, Title Attorney
 Arkansas Department of Transportation
 P.O. Box 2261, Little Rock, Arkansas 72203

Block 1 of Meadow Vale Subdivision a distance of 94.05 feet for the point of beginning; thence North 03° 11' 48" East a distance of 100.23 feet to a point on the North line of Lot 5, Block 1 of Meadow Vale Subdivision; thence South 87° 08' 27" East along the North line of Lot 5, Block 1 of Meadow Vale Subdivision a distance of 35.55 feet to a point on the Westerly proposed right of way line of proposed Razorback Drive; thence South 18° 22' 30" West along said proposed right of way line a distance of 104.02 feet to a point on the South line of Lot 6, Block 1 of Meadow Vale Subdivision; thence North 87° 08' 33" West along the South line of Lot 6, Block 1 of Meadow Vale Subdivision a distance of 8.32 feet to the point of beginning and containing 2,198 square feet more or less.

IN WITNESS WHEREOF, I have hereunto set my hand on this 6th day of September 2017.

BY: 
Dick Trammel, Chairman
Arkansas State Highway Commission

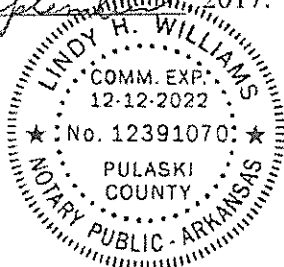
ACKNOWLEDGMENT

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- 074, Minutes of September 6, 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 6th day of

September, 2017.
(seal)



Lindy H. Williams

Lindy H. Williams, Notary Public

Washington County, AR
I certify this instrument was filed on
01/29/2018 04:40:02 PM
and recorded in Real Estate
File Number 2018-00002838
Kyle Sylvester - Circuit Clerk

by 