

ARKANSAS STATE HIGHWAY COMMISSION



ROBERT S. MOORE, JR.
CHAIRMAN
ARKANSAS CITY

DALTON A. FARMER, JR.
VICE CHAIRMAN
JONESBORO

PHILIP TALDO
SPRINGDALE

KEITH GIBSON
FORT SMITH

MARIE HOLDER
LITTLE ROCK

LORIE H. TUDOR, P.E.
DIRECTOR

P.O. Box 2261 • Little Rock, Arkansas 72203-2261
Phone (501) 569-2000 • Voice/TTY 711 • Fax (501) 569-2400
www.ARDOT.gov • www.IDriveArkansas.com

October 9, 2020

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

Dear Ms. Garrity:

As required by Act 1315 of 1997, the enclosed report on land conveyances for July 1, 2020 to September 30, 2020, is submitted.

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

Sincerely,

Lorie H. Tudor, P.E.
Director

Enclosure


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



ARKANSAS DEPARTMENT OF TRANSPORTATION
ArDOT.gov | IDriveArkansas.com | Scott E. Bennett, P.E., Director
10324 Interstate 30 | P.O. Box 2261 | Little Rock, AR 72203-2261 | Phone: 501.569.2000

INTEROFFICE MEMORANDUM

October 8, 2020

TO: Jennifer R. Williams, Division Head, Right of Way Division
THROUGH: Cathy Mitchell, Section Head - Administrative, Right of Way Division
FROM: Katie Kuca, Property Management, Right of Way Division 
SUBJECT: Surplus Quarterly Report – Third Quarter, 2020

Attached is the Quarterly Report of Surplus Property Sales.

<u>Job</u>	<u>Tract</u>	<u>MO Date</u>	<u>Deed Filed</u>	<u>Grantee</u>
090218	RR(west)	9/2/2020	9/30/2020	Walmart, Inc
100609	1XR	3/18/2020	7/07/2020	Amanda Jernigan and Shannon Masingale

Job No. 090218
Tract No. RR

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Robert S. Moore, Jr., Chairman of the Arkansas State Highway Commission, for and on behalf of the Arkansas State Highway Commission, Grantor, in consideration of the sum of **FOUR HUNDRED ELEVEN THOUSAND TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$411,250.00)** 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. 2020-070 dated the 2nd day of September, 2020, authorizing and directing the execution of this instrument as an act of the Commission, do hereby grant, bargain, sell, convey, quitclaim, and relinquish unto **Walmart, Inc., 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 lands, lying and being situation in the County of Benton, State of Arkansas, to-wit:

Job No 090218
Tract No. RR

Following Description is part of the property as described in Case No. CV 2015-1895-5 in Circuit Clerk's Office Benton County, Arkansas. Arkansas State Highway Commission vs. Arkansas & Missouri Railroad Company and shown on survey by Crafton Tull architecture/engineering/surveying and stamped by Professional Land Surveyor PS #931 AR.

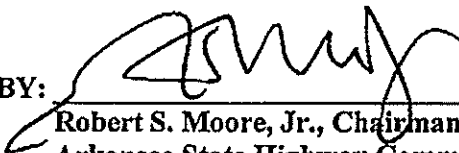
Part of the SE1/4 NE1/4 and NE1/4 SE1/4 in Section 32, Township 20 North, Range 30 West in Benton County, Arkansas. Commencing at the South 1/16 corner Section 32 and 33 Township 20 North, Range 30 West; thence Northerly along the Section line between said Section 32 and 33 1060.27 feet more or less to the Point of Beginning being on the Southerly ROW of said Arkansas & Missouri Railroad and being the Northeast corner of property as described in Book 2006 Page 2826 in Circuit Clerk's Office, Benton County, AR.; thence the following courses and distances along the ROW line of said Arkansas & Missouri Railroad:



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

North 71°18'38" West 730.33 feet; thence 151.03 feet along a curve to the right having a radius of 1966.07 feet and a delta of 4°24'05"; thence North 65° 47'58" West 83.75 feet; thence North 64°05'38" West 390.91 feet to the East ROW line of SE P Street; thence along said ROW line North 1°51'26" East 65.70 feet; thence leaving said ROW line South 64°05'38" East 416.79 feet; thence South 65°47'26" East 81.63 feet; thence along a curve to the left a distance of 146.51 feet along a curve to the left having a radius of 1418.26 feet and a delta of 5°55'08"; thence South 71°18'56" East 27.83 feet; thence South 71°14'16" East 116.71 feet; thence South 71°09'20" East 567.94 feet; thence South 1°53'32" West 59.88 feet to the Point of Beginning. Containing 1.84 acres more or less.

IN WITNESS WHEREOF, I have hereunto set my hand on this 2nd day of September, 2020.

BY: 

Robert S. Moore, Jr., Chairman
Arkansas State Highway Commission

THIS PORTION INTENTIONALLY LEFT BLANK

2020-09-2

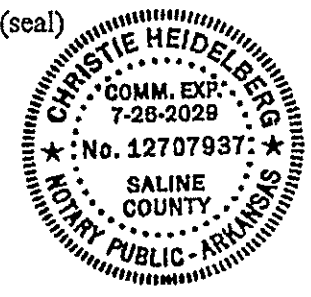
User Name: LAURA
CERTIFICATE OF RECORD
STATE OF ARKANSAS, COUNTY OF BENTON
I hereby certify that this instrument was
Filed and Recorded in the Official Records
L202062198 9/30/2020 12:49:02 PM
Brenda DeShields, Circuit Clerk
BENTON CO, AR FEE \$25.00

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) SS
COUNTY OF PULASKI)
Saline

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 Robert S. Moore, Jr., 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. 2020-070, Minutes of September 2, 2020, 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 2nd day of September, 2020.



Christie Heidelberg
Christie Heidelberg, Notary Public

Doc# 202003513

Filed 05/20/2020 09:03:55 AM

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: _____

J. Gassaway
Deputy Clerk

Job No. 100609

Tract No. 1XR

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Robert S. Moore, Jr., Chairman of the Arkansas State Highway Commission, for and in behalf of the Arkansas State Highway Commission, Grantor, in consideration of the sum of THIRTY-SIX THOUSAND NINE HUNDRED TWENTY-FIVE AND NO/100 DOLLARS (\$36,925.00) 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. 2020-030 dated the 18th day of March, 2020, authorizing and directing the execution of this instrument as an act of the Commission, do hereby grant, bargain, sell, convey, quitclaim, and relinquish unto, **Amanda Jernigan and Shannon Masingale, as married individuals, 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:

Job No. 100609

Tract No. 1XR

Part of Lots 17 and 18, Block 2 of McHaney's Addition to the City of Paragould, being a part of the Southeast Quarter of the Southwest Quarter of Section 36, Township 17 North, Range 5 East, Greene County, Arkansas, more particularly described as follows:

Commencing at a 3/8 inch rebar being used as the Northwest corner of Lot 4, Block 3 of McHaney's Addition said point being on the Southerly right of way line of Main Street as established by the plat of McHaney's Addition recorded in the Plat Book, Page 20; thence South 89° 27' 38" East along said right

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

of way line a distance of 199.14 feet to a point on the Westerly right of way line of U. S. Highway 49 as established by AHTD Job 10721; thence North 01° 00' 19" West a distance of 50.02 feet to a point on the Northerly right of way line of Main Street as established by the plat of McHaney's Addition recorded in the Plat Book, Page 20; thence North 89° 27' 38" West along said right of way line a distance of 21.44 feet to the point of beginning; thence continue North 89° 27' 38" West along said right of way line a distance of 73.56 feet to a point on the West line of Lot 17, Block 2 of the McHaney's Addition; thence North 00° 59' 11" West along said West line a distance of 151.93 feet to a point on Northwest corner of Lot 17 said point also being on the Southerly right of way line of an Alley as established by the Plat of McHaney's Addition recorded in the Plat Book, Page 20; thence South 88° 34' 57" East along said right of way line a distance of 74.93 feet to a point on the Westerly right of way line of U.S. Highway 49 as established by AHTD Job 100609; thence South 00° 28' 56" East along said right of way line a distance of 150.75 feet to the point of beginning and containing 11,230 square feet more or less as shown on plans prepared by the AHTD referenced as Job 100609.

IN WITNESS WHEREOF, I have hereunto set my hand on this 18th day of March, 2020.

BY:


Robert S. Moore, Jr., Chairman
Arkansas State Highway Commission

THIS PORTION INTENTIONALLY LEFT BLANK

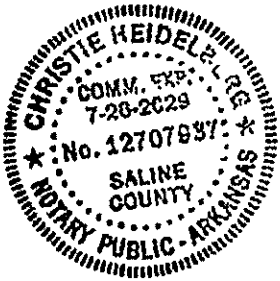
ACKNOWLEDGMENT

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 Robert S. Moore, Jr., 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. 2020-030, Minutes of March 18th, 2020, 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 18th day of March, 2020.

(seal)



Christie Heidelberg
Christie Heidelberg, Notary Public



Doc# 202003513
FILED 05/20/2020 09:03:55 AM

STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION
MISCELLANEOUS TAX SECTION
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp
Proof of Tax Paid



Grantee: AMANDA JERNIGAN AND SHANNON MASINGALE
Mailing Address: 3855 HWY 135 N
PARAGOULD AR 724500000

Grantor: ARKANSAS STATE HIGHWAY COMMISSION
Mailing Address: 10324 I-30
LITTLE ROCK AR 722090000

Property Purchase Price: \$35,925.00
Tax Amount: \$122.10
County: GREENE
Date Issued: 05/19/2020
Stamp ID: 2080983040

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.

Grantee or Agent Name (printed): Amanda Jernigan
Grantee or Agent Name (signature): Ajax Title Date: 5/19/2020
Address: 3855 Hwy 135 N
City/State/Zip: Paragould, AR 72450