

ARKANSAS STATE HIGHWAY COMMISSION

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ARKANSAS CITY



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LORIE H. TUDOR, P.E.
DIRECTOR

April 22, 2021

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 quarterly report on the following land conveyance for the period of January 1, 2021 thru March 31, 2021.

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

Sincerely,

A handwritten signature in blue ink that reads "Lorie H. Tudor". The signature is fluid and cursive.

Lorie H. Tudor, P.E.
Director

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



L202110430 2/12/2021 11:59:00 AM

Recorded - Benton County, AR
Brenda DeShields, Circuit Clerk

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Nine

Page 1 of 3 Pages

County: Benton

Category: Surplus Property

WHEREAS, the Arkansas State Highway Commission (Commission) acquired property known as Tract No. 90XR, Job No. 090373, from Brett Harris and his wife, Candace Harris, by Warranty Deed dated February 3, 2016, and filed of record on February 17, 2016, as Book 2016, Page 8523, in the Circuit Clerk's office for Benton County, Arkansas; and

WHEREAS, Tract No. 90XR, Job No. 090373, was acquired by the Commission as surplus property for the sum of ONE HUNDRED SEVENTEEN THOUSAND EIGHTY AND NO/100 DOLLARS (\$117,080.00) and is exempt from reacquisition by the former owners under Ark. Code Ann. § 27-67-322; and

WHEREAS, Brad Dustin Guthrie of Rogers, Arkansas was the highest bidder at auction for Tract No. 90XR for the sum of ONE HUNDRED EIGHTY-TWO THOUSAND EIGHT HUNDRED FIFTY-FIVE AND NO/100 DOLLARS (\$182,855.00) with a deposit made in the amount of NINE THOUSAND ONE HUNDRED FORTY-TWO AND 75/100 DOLLARS (\$9,142.75); and

WHEREAS, three Commission appraisers have opined that the current fair market value of Tract No. 90XR is ONE HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS (\$135,000.00); and the District Engineer for District 9 has determined is not now, nor in the foreseeable future will be, needed for highway purposes. The tract to be declared surplus is more particularly described as follows:

Part of the Northeast Quarter of the Northeast Quarter of Section 36, Township 19 North, Range 30 West, Benton County, Arkansas, more particularly described as follows:

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Nine
County: Benton
Category: Surplus Property

Page 2 of 3 Pages

Commencing at a point being used as the Section Corner of Sections 25 and 36; thence North 86°36'31" West along the North line of the Northeast Quarter of the Northeast Quarter of Section 36 a distance of 330.42 feet to a point; thence South 02°19'48" West a distance of 24.90 feet to a point on the Westerly right of way line of Relocated Arkansas State Highway 265 as established by AHTD Job 090373 to the POINT OF BEGINNING; thence South 86°19'43" East along said right of way line a distance of 154.62 feet to a point; thence South 09°13'46" West along said right of way line a distance of 214.72 feet to a point; thence South 03°01'25" East along said right of way line a distance of 92.35 feet to a point; thence South 12°12'13" West along said right of way line a distance of 114.17 feet to a point; thence South 47°28'49" West along said right of way line a distance of 166.19 feet to a point on the West line of Tract 90XR as established by AHTD Job 090373; thence North 02°19'48" East a distance of 538.41 feet to the point of beginning and containing 1.47 acres more or less as shown on plans prepared by the AHTD referenced as Job 090373.

Subject to Utility Easement number UD-09-2017-0053 upon sale as indicated on plans.

NOW THEREFORE, the above-described property is declared surplus and upon receipt and consideration of the sum of ONE HUNDRED SEVENTY-THREE THOUSAND SEVEN HUNDRED TWELVE AND 25/100 DOLLARS (\$173,712.25) from Brad Dustin Guthrie of Rogers, Arkansas, 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 Mr. Guthrie; 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 Benton County, Arkansas; and, if necessary, the right of way shall be

ARKANSAS STATE HIGHWAY COMMISSION


MINUTE ORDER

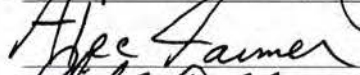
District: Nine
County: Benton
Category: Surplus Property

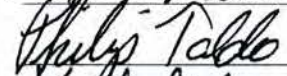
Page 3 of 3 Pages

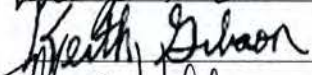
remonumented to reflect the boundaries designated herein. Any Federal-aid funds from this disposal shall be credited to Federal-aid funds or otherwise credited as permitted by federal law.

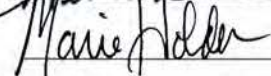
Approved:

 _____ Chairman

 _____ Vice-Chairman


 _____ Member

 _____ Member

 _____ Member

Submitted By:  _____
Assistant Chief Engineer - Design

Approved:  _____
Director

Minute Order No. 2021-010 

Date Passed FEB 03 2021

STATE OF ARKANSAS)

)ss

CERTIFICATE

COUNTY OF SALINE)

I, Christie Heidelberg, 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. 2021-010 adopted by the Commission on the 3rd day of February, 2021, as set forth therein, and as the same appears in the records of the Arkansas State Highway Commission.



Christie Heidelberg
Christie Heidelberg, Commission Secretary
Arkansas State Highway Commission

Subscribed and sworn to before me this 3rd day of February 2021.

My Commission Expires:

March 20, 2024

Leslie R. Goshie
Notary Public





L202110431 2/12/2021 11:59:01 AM
Recorded - Benton County, AR
Brenda DeShields, Circuit Clerk

Job No. 090373
Tract No. 90XR

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 ONE HUNDRED EIGHTY-TWO THOUSAND EIGHT HUNDRED FIFTY-FIVE AND NO/100 DOLLARS (\$182,855.00) 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. 2021-010 dated the 3rd day of February, 2021, authorizing and directing the execution of this instrument as an act of the Commission, do hereby grant, bargain, sell, convey, quitclaim, and relinquish unto, **Brad Dustin Guthrie, Grantee**, and unto his 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 Benton, State of Arkansas, to-wit:

Job No. 090373

Tract No. 90XR

Part of the Northeast Quarter of the Northeast Quarter of Section 36, Township 19 North, Range 30 West, Benton County, Arkansas, more particularly described as follows:

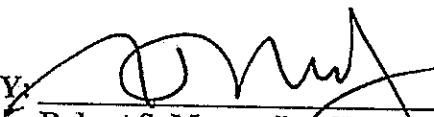
Commencing at a point being used as the Section Corner of Sections 25 and 36; thence North 86°36'31" West along the North line of the Northeast Quarter of the Northeast Quarter of Section 36 a distance of 330.42 feet to a point; thence South 02°19'48" West a distance of 24.90 feet to a point

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

on the Westerly right of way line of Relocated Arkansas State Highway 265 as established by AHTD Job 090373 to the POINT OF BEGINNING; thence South 86°19'43" East along said right of way line a distance of 154.62 feet to a point; thence South 09°13'46" West along said right of way line a distance of 214.72 feet to a point; thence South 03°01'25" East along said right of way line a distance of 92.35 feet to a point; thence South 12°12'13" West along said right of way line a distance of 114.17 feet to a point; thence South 47°28'49" West along said right of way line a distance of 166.19 feet to a point on the West line of Tract 90XR as established by AHTD Job 090373; thence North 02°19'48" East a distance of 538.41 feet to the point of beginning and containing 1.47 acres more or less as shown on plans prepared by the AHTD referenced as Job 090373.

Subject to Utility Easement number UD-09-2017-0053 upon sale as indicated on plans.

IN WITNESS WHEREOF, I have hereunto set my hand on this 3rd day of February, 2021.

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

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