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Deed
01/21/2009 03:01:19 PM
Polk County, AR
Sharon K Simmons, Circuit Clerk

THIS INSTRUMENT PREPARED BY:

Maddox & Maddox
Attorneys at Law
520 Church Avenue
Mena, AR 71953
Telephone: 479-394-6060
Description Provided by Grantors

Space Above This Line is for Recorder's Use Only

WARRANTY DEED

STATE OF ARKANSAS)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF POLK)

That we, LORETTA DAVIS, joined herein by my husband, JOHN DAVIS, JANA FLETCHER, joined herein by my husband, MAX FLETCHER, and MELBA McCLINTON, joined herein by my husband, HASKELL McCLINTON, being all of the children and heirs at law of C. H. REYNOLDS, who became deceased in 1984, and GRACE REYNOLDS, who became deceased in 1994, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to us in hand paid by JANA FLETCHER, by this deed do hereby Grant, Bargain, Sell and Convey unto JANA FLETCHER, her heirs and assigns, the following described lands lying and being situated in POLK County, ARKANSAS, to-wit:

A part of the West 1/2 of the Northwest 1/4 of Section 13, Township 3 South, Range 28 West, Polk County, Arkansas described as follows: Commencing at the Northwest corner of Section 13; thence South 86 degrees 35 minutes East, a distance of 466.50 feet along the Section line to the Point of Beginning; thence South 86 degrees 35 minutes East, a distance of 646.59 feet along the Section line; thence South 1 degree 7 minutes West, a distance of 1006.50 feet; thence South 86 degrees 35 minutes East, a distance of 195.36 feet; thence South 1 degree 7 minutes West, a distance of 315.05 feet to the Southeast corner of the Northwest 1/4 of the Northwest 1/4; thence South 55 degrees 32 minutes West, a distance of 662.78 feet; thence North 1 degree 7 minutes East, a distance of 791.50 feet to the center of County Road No. 675; thence North 77 degrees 03 minutes West, a distance of 136.26 feet; thence North 69 degrees 07 minutes West, a distance of 181.69 feet; thence leaving the road, North 1 degree 16 minutes East, a distance of 860.09 feet to the Point of Beginning, containing an area of 20.65 acres as surveyed by P. T. Sloan, LS #947, October 23, 2008. Subject to the county road right of way.

together with all the improvements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto JANA FLETCHER, and unto her heirs and assigns, forever.

And we do hereby covenant with JANA FLETCHER, her heirs and assigns, to forever warrant and defend the title to the above described property, and any part thereof, against the lawful claims of all persons.

And we, LORETTA DAVIS and JOHN DAVIS, wife and husband, JANA FLETCHER and MAX FLETCHER, wife and husband, and MELBA McCLINTON and HASKELL McCLINTON, wife and husband, for and in consideration of the premises stated, do hereby release and relinquish unto the said JANA FLETCHER, all of our right or possibility of dower, curtesy and homestead in and to said lands.

WITNESS our hands and seals this 20th day of January, 2009.
Loretta Davis (L.S.)
LORETTA DAVIS