

File# 2013-00030273

This instrument prepared by,
and after recording, return to:
Blake P. Hanby, PLLC
1450 E. Zion Road, Suite 7
Fayetteville, AR 72703

WARRANTY DEED
(LLC)

KNOW ALL MEN BY THESE PRESENTS:

That **PKD Investments, LLC, an Arkansas limited liability company, and LL&C, LLC, an Arkansas limited liability company**, hereinafter called **Grantors**, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration in hand paid, do hereby grant, bargain, sell and convey unto **PKD Investments, LLC, an Arkansas limited liability company, and LL&C, LLC, an Arkansas limited liability company**, hereinafter called **Grantees**, and unto the said Grantees' respective successors and assigns forever, the following described lands situated in Washington County, State of Arkansas, to wit:

LEGAL DESCRIPTION IS ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF.

Subject to easements, covenants, restrictions and rights-of-way of record, if any.

⌘ **RECITAL: No revenue is due on this conveyance. This conveyance is made for the sake of a lot-line adjustment by Grantors and Grantees**


TO HAVE AND TO HOLD the lands, tenements, appurtenances and hereditaments thereunto belonging unto the said Grantees and Grantees' respective successors and assigns forever. And said Grantors hereby covenants with the said Grantees that they are lawfully seized of said lands and premises, that the same is unencumbered, and they will forever warrant and defend the title to the said lands against all legal and equitable claims whatsoever.

Witness our hands and seals this 29th day of August, 2013.

PKD Investments, LLC, an Arkansas
limited liability company

LL&C, LLC, an Arkansas limited liability
company

By: 
John H. Duke, III, Member / Manager

By: 
Frank R. Luther, Member / Manager

ACKNOWLEDGMENT

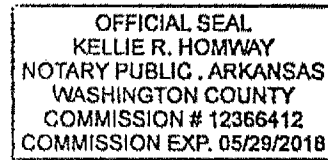
STATE OF ARKANSAS)
) §§
COUNTY OF WASHINGTON)

On this the 29th day of August, 2013, before me, a Notary Public in and for the county and state aforesaid, personally appeared John H. Duke, III, personally known to me or satisfactorily proven to be the person who executed the foregoing instrument, who stated and acknowledged that he is the Manager and Member of PKD Investments, LLC, an Arkansas limited liability company, and who further stated and acknowledged that he, being duly authorized to do so, executed the foregoing instrument for the consideration, uses and purposes therein contained.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 29th day of August, 2013.

Kellie R Homway
Notary Public

My Commission Expires:
5-29-2018



ACKNOWLEDGMENT

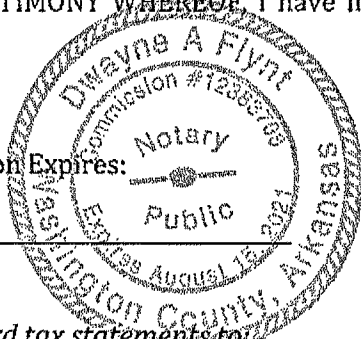
STATE OF ARKANSAS)
) §§
COUNTY OF WASHINGTON)

On this the 29th day of August, 2013, before me, a Notary Public in and for the county and state aforesaid, personally appeared Frank R. Luther, personally known to me or satisfactorily proven to be the person who executed the foregoing instrument, who stated and acknowledged that he is the Manager and Member of LL&C, LLC, an Arkansas limited liability company, and who further stated and acknowledged that he, being duly authorized to do so, executed the foregoing instrument for the consideration, uses and purposes therein contained.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 29th day of August, 2013.

[Signature]
Notary Public

My Commission Expires:
[Signature]



Please forward tax statements to:
Address: _____

EXHIBIT "A"

SURVEY DESCRIPTION - ADJUSTED TRACT 'B'

A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) AND A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4), ALL IN SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY-ONE (31) WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID 40 ACRE TRACT, SAID POINT BEING AN EXISTING RAILROAD SPIKE IN THE INTERSECTION OF HARMON ROAD AND ARBOR ACRES ROAD; THENCE N01°44'02"E 566.08 FEET ALONG THE WEST LINE OF SAID 40 ACRE TRACT TO A POINT IN THE CENTER OF HARMON ROAD, SAID POINT BEING ON A 627.04 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY 272.95 FEET ALONG SAID CURVE AND CENTERLINE, THE CHORD FOR WHICH BEING N26°54'33"E 270.80 FEET TO THE POINT OF TANGENCY; THENCE N34°42'29"E 190.38 FEET ALONG THE CENTERLINE OF SAID ROAD TO THE BEGINNING OF A TANGENT 1586.45 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY 394.36 FEET ALONG SAID CURVE AND CENTERLINE, THE CHORD FOR WHICH BEING N26°53'52"E 393.34 FEET, TO AN EXISTING RAILROAD SPIKE; THENCE LEAVING SAID CENTERLINE, S88°28'06"E 561.56 FEET TO AN EXISTING IRON; THENCE S88°22'19"E 29.65 FEET TO AN EXISTING IRON; THENCE S88°29'14"E 346.64 FEET TO AN EXISTING IRON AT THE NORTHEAST CORNER OF SAID 40 ACRE TRACT; THENCE S01°46'48"W 740.62 FEET ALONG THE EAST LINE OF SAID 40 ACRE TRACT TO AN EXISTING IRON; THENCE N88°13'43"W 716.86 FEET TO A POINT; THENCE S01°44'10"W 587.92 FEET TO A POINT ON THE SOUTH LINE OF SAID 40 ACRE TRACT; THENCE N88°28'20"W 606.43 FEET TO THE POINT OF BEGINNING, CONTAINING 27.21 ACRES, MORE OR LESS, WASHINGTON COUNTY, ARKANSAS. THE ABOVE DESCRIBED 27.21 ACRE TRACT BEING SUBJECT TO THE RIGHT-OF-WAY OF ARBOR ACRES ROAD, HARMON ROAD AND ANY OTHER EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER OR NOT OF RECORD.

Washington County, AR
I certify this instrument was filed on
9/3/2013 4:09:14 PM
and recorded in REAL ESTATE

File# 2013-00030273
Kyle Sylvester - Circuit Clerk

