

SPECIAL WARRANTY DEED
With Relinquishment of Dower and Curtesy

Doc ID: 015077320004 Type: REL
Kind: WARRANTY DEED
Recorded: 03/14/2013 at 03:21:26 PM
Fee Amt: \$30.00 Page 1 of 4
Washington County, AR
Kyle Sylvester Circuit Clerk

File **2013-00008463**

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DONALD W. STOCKTON, a married person, hereinafter called GRANTOR, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration paid by DONALD W. STOCKTON and CHARLENE A. STOCKTON, CO-TRUSTEES OF THE STOCKTON TRUST DATED MARCH 13, 2013, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey unto DONALD W. STOCKTON and CHARLENE A. STOCKTON, AS CO-TRUSTEES OF THE STOCKTON TRUST DATED MARCH 13, 2013, hereinafter called GRANTEES, and unto their successors and assigns forever, the following described property situate in Washington County, State of Arkansas, to-wit:

SEE EXHIBIT "A"

TO HAVE AND TO HOLD the same unto the GRANTEES, and unto their successors and assigns forever, with all appurtenances thereunto belonging. And I hereby covenant with the GRANTEES that I will forever warrant and defend the title to the property against all lawful claims against me or encumbrances created by me or enforceable against me, but against no other claims or encumbrances of any kind, subject to any declarations, easements, restrictions or reservations of record.

And we, DONALD W. STOCKTON, husband, and CHARLENE A. STOCKTON, wife, for and in consideration of the sum of money, do hereby release and relinquish unto the GRANTEES all our right of curtesy, dower and homestead in and to the property.

WITNESS our hands this 13th day of March, 2013.



DONALD W. STOCKTON



CHARLENE A. STOCKTON

STATE OF ARKANSAS)
) SS
COUNTY OF BENTON)

BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public within and for the County and State aforesaid, duly commissioned and acting, DONALD W. STOCKTON and CHARLENE A. STOCKTON, husband and wife, to me well known as the GRANTOR and his wife in the foregoing Deed, and stated that they had executed the same for the consideration and purposes therein mentioned and set forth.

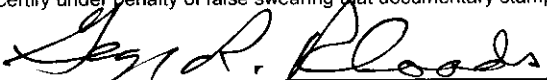
WITNESS my hand and seal as such Notary Public this 13th day of March, 2013.

Seal, Commission No. & Expr.:



Notary Public

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

19684 Hughes Road, Garfield, AR 72732-9660
Address For Tax Statement

Prepared by: Matthews, Campbell, Rhoads, McClure & Thompson, P.A., 119 S 2nd, Rogers, AR 72756

EXHIBIT "A"

An undivided one-fourth (1/4) interest as tenants in common of:

TRACT I

A part of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section Thirty-one (31), Township Eighteen (18) North, Range Thirty (30) West, in Washington County, Arkansas and being more particularly described as follows: Beginning at a point South 89 49'33" East 136.96 feet from the Southwest corner of said 40 acre tract; thence North 00 11'53" West 1057.31 feet to a found R.R. spike; thence North 89 30'12" East 1184.68 feet to the East line of said 40 acre tract; thence along said East line South 00 36'36" East 279.66 feet to a set iron pin; thence South 00 34'13" East 302.58 feet to a found iron pin; thence leaving said East line North 89 49'47" West 37.03 feet to the beginning of a curve to the left (said curve having a radius of 50', cord of 96.59 feet, a delta of 150 00'00"); thence along said curve 130.90 feet; thence leaving said curve South 00 26'54" East 25.00 feet to a found iron pin; thence North 89 49'47" West 172.52 feet; thence North 89 49'47" West 428.69 feet to a found iron pin; thence South 00 28'57" East 488.95 feet to the South line of said 40 acre tract; thence North 89 49'33" West 459.83 feet to the point of beginning containing 20.72 acres more or less.

TRACT II

Part of the East Half of the Northeast Quarter of the Southwest Quarter of Section 22, Township 17 North, Range 31 West, less and except legal description found in warranty deed #964-99 filed of record in Washington County, Arkansas

TRACT III

Part of the Southwest Quarter of the Northwest Quarter of Section One (1) in Township Seventeen (17) North, Range Thirty-one (31) West, described as beginning at the Southwest corner of said forty acre tract, running thence North 755 feet, thence East 185 feet, thence South 755 feet, thence West 185 feet to the place of beginning, less and except that portion of the above described property conveyed by grantors to the Arkansas State Highway Commission legal found in Warranty Deed #92-66880.

TRACT IV

Part of the Northeast Quarter (NE1/4) of Section Two (2) in Township Seventeen (17) North of Range Thirty-one (31) West, more particularly described as follows, to-wit: Beginning at the Southeast corner of said NE1/4, and running thence North 662.0 feet along an existing fence to an Iron Pin, thence West 542 feet along an existing fence, thence South to a point 172 feet North of the South line of said NE1/4, thence East 330 feet, thence South 172 feet to the South line of said NE1/4, thence East 212 feet to the point of beginning, less and except that portion of the above described property conveyed by grantors to the Arkansas State Highway Commission legal found in Warranty Deed #92-66880.

TRACT V

Part of the Southwest Quarter of the Northwest Quarter of Section 1, Township 17 North of Range 31 West, described as follows, to-wit: Beginning at a point 775 feet North of the Southwest corner of said 40 acre tract, and running thence North 545 feet, thence East 570.9 feet, thence South 515 feet to a point 805 feet North of the South line of said 40 acre tract, thence in a Southwesterly direction to a point 393 feet East and 775 feet North of the Southwest corner of said 40 acre tract, thence West 393 feet to the place of beginning.

TRACT VI

Part of the East Half (E1/2) of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section 22, Township 17 North, Range 31 West, more particularly described as follows, to-wit: Beginning at a point 400 feet North of the Southwest corner of said Twenty acre tract, thence North 615 feet, thence East 428 feet, thence South 615 feet, thence West 428 feet to the point of beginning.

TRACT VII

Part of the East one-half (E1/2) of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) and Part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Twenty-two (22), Township Seventeen (17) North, Range Thirty-one (31) West, more particularly described as follows: Beginning at a point on the North line of the East one-half (E1/2) of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) which is 428 feet East of the Northwest corner of said 20 acre tract, thence South to the center of the Clyde Stacy Private Road, thence Northeasterly with the center of said road to its intersection with the Harmon to Wheeler Road, thence North to the North line of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4), thence West to the place of beginning.

TRACT VIII

Part of the Southwest Quarter (SW1/4) of the Northwest Quarter of Section One (1) in Township Seventeen (17) North of Range Thirty-One (31) West, described as follows, to-wit: Beginning at a point 185 feet East of the Southwest corner of said forty acre tract, and running thence East 148 feet, thence North 200 feet, thence East 60 feet, thence North 555 feet, thence West 208 feet, thence South 755 feet to the point of beginning.

TRACT IX

The Northeast Quarter of the Northwest Quarter of Section Twenty-seven (27), Township Eighteen (18) North, Range Thirty-one (31) West, also a part of the Northwest Quarter of the Northwest Quarter, Section Twenty-seven (27), Township Eighteen (18) North, Range Thirty-one (31) West, beginning at the Southeast corner of said forty, running West with the South line nineteen (19) rods and ten (10) feet; thence North twenty-five (25) yards across the center of a certain well; thence East nineteen (19) rods and ten (10) feet to the east line of said forty acres; thence South twenty-five (25) yards to the place of beginning.