

This instrument prepared in the Law Offices  
Daniel R. Haney, Attorney at Law, PLLC  
150 S. 3rd ST.  
P.O. Box 2513  
Batesville, AR 72503  
(501) 255-8657

FILED  
OFFICE OF THE  
IZARD COUNTY CLERK  
Book 2025 Page 2468  
Dated 3-3-25 10:38A  
Joe Cooper, Clerk  
By [Signature]

Grantee Address:  
P.O. Box 4  
Melbourne, AR 72556

## WARRANTY DEED

### KNOW ALL MEN BY THESE PRESENTS:

THAT, CROWN POINT RESORT, INC., an Arkansas Corporation, hereinafter referred to as GRANTOR(S), by PAT BEHRNDT, PRESIDENT, and BRANDON BILLINGSLEY, SECRETARY, duly authorized so to act by proper resolution of its Board of Directors, for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand to us this day paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, do hereby grant, bargain, convey, and sell unto FLYING A36, LLC, hereinafter referred to as GRANTEE(S), and unto their heirs and assigns forever, all of our right, title claim, interest, equity, and estate in and to the following lands lying and being situated in the County of IZARD, State of Arkansas, to-wit:

Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, and 21 of Crown Lake Estates, as shown by the recorded plat filed in the office of the IZARD County Clerk in Plat Book 2, at page 18 on September 15, 1993, and subject to the easements, notes, and other indicated restrictions, if any, on said plat and the conditions set forth in the ordinances, covenants, and restrictions imposed by the City of Horseshoe Bend, Arkansas.

Subject to a 25-foot sewer line easement extending West from Crown Point Condominiums to the White Oak sewer plant, as shown by the recorded plat.

TO HAVE AND TO HOLD the same unto the said Grantee(s) and unto their heirs and assigns forever, together with all and singular the tenements, appurtenances, and hereditaments thereunto belonging or in any wise appertaining.

AND Grantor hereby covenant with the said Grantee(s) that I/we will forever warrant and defend the title to said lands and property against the lawful claims of any and all persons whomsoever.

CROWN POINT RESORT, INC.

BY:

PAT BEHRNDT  
PRESIDENT

*No closing, title or legal services,  
provided with the issuance of  
this document. Document prepared  
based on information provided to the  
preparer.*

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.

Sean Campbell, Agent  
Grantee

#### ACKNOWLEDGMENT

STATE OF Arkansas

}

} ss.

COUNTY OF Izard

}

On this day personally appeared before the undersigned, a Notary Public within and for the State and County aforesaid, duly qualified and acting **PAT BEHRNDT, PRESIDENT, CROWN POINT RESORT, INC., an Arkansas Corporation**, to me well known and stated to me that they had executed the foregoing conveyance for the uses, purposes, and considerations therein mentioned and set forth, without compulsion, undue influence, fraud, or restraint.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal as Notary Public, on this the 11 day of February, 2025.

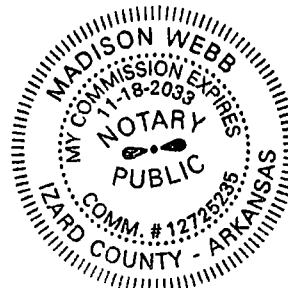
(SEAL)

Madison Webb

NOTARY PUBLIC

My Commission expires: 11-18-2033

CROWN POINT RESORT, INC.



CROWN POINT RESORT, INC.  
BY:

  
BRANDON BILLINGSLEY,  
SECRETARY

**ACKNOWLEDGMENT**

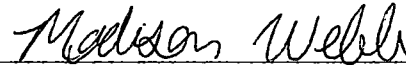
STATE OF Arkansas }  
COUNTY OF Izard } ss. }

On this day personally appeared before the undersigned, a Notary Public within and for the State and County aforesaid, duly qualified and acting **BRANDON BILLINGSLEY, SECRETARY, CROWN POINT RESORT, INC., an Arkansas Corporation**, to me well known and stated to me that they had executed the foregoing conveyance for the uses, purposes, and considerations therein mentioned and set forth, without compulsion, undue influence, fraud, or restraint.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal as Notary Public, on this the 11 day of February, 2025.

(SEAL)

My Commission expires: 11-18-2033

  
NOTARY PUBLIC

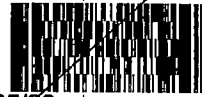




STATE OF ARKANSAS  
DEPARTMENT OF FINANCE AND ADMINISTRATION  
MISCELLANEOUS TAX SECTION  
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

# Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 25/28

**Grantee:** FLYING A36  
**Mailing Address:** PO BOX 4  
MELBOURNE AR 725560004

**Grantor:** CROWN POINT RESORT, INC.  
**Mailing Address:** 1532 S BEND DR  
HORSESHOE BEND AR 725123751

**Property Purchase Price:** \$204,000.00  
**Tax Amount:** \$673.20  
**County:** IZARD  
**Date Issued:** 02/26/2025  
**Stamp ID:** 91259904

3-3-25  
Dh

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):** CornerStone Closing & Title

**Grantee or Agent Name (signature):** Stan Campbell **Date:** 2-26-25

**Address:** PO Box 485

**City/State/Zip:** Melbourne, AR 72554