

Document I.D:  
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3/3/2015  
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VICKIE BISHOP  
Circuit Clerk  
FULTON County, AR  
1 of 3

Vickie Bishop

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, DAVID HARDIN AND DONNA HARDIN, HUSBAND AND WIFE. husband and wife, hereinafter called GRANTORS, for and in consideration of the sum of Ten Dollars (\$10.00) and other consideration, in hand paid by KELLY BATTERTON and DANA BATTERTON, husband and wife, as tenants by the entirety, hereinafter called GRANTEES, the receipt of which is hereby acknowledged, hereby grant, bargain, sell and convey unto the said GRANTEES and unto their heirs and assigns forever, the following lands lying in Fulton County, Arkansas:

PART OF THE SW1/4 NW1/4, AND THE SE1/4 NW1/4, ALL IN SECTION 3, TOWNSHIP 20-N, RANGE 8-W, FULTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A 3/8" REBAR WITH PLASTIC ID CAP #600 FOUND AT THE NW CORNER OF SAID SW1/4 NW1/4 ; THENCE SOUTH 88 DEGREES 31 MINUTES 32 SECONDS EAST, ALONG THE NORTH LINE OF SAID SW1/4 NW1/4, A DISTANCE OF 1294.88 FEET TO A POINT ON THE CENTERLINE OF ARKANSAS STATE HIGHWAY #395 AND AT THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 31 MINUTES 32 SECONDS EAST, LEAVING SAID RIGHT OF WAY LINE AND ALONG SAID NORTH LINE, A DISTANCE OF 412.05 FEET TO A POINT ON THE CENTERLINE OF SOUTH FORK SPRING RIVER; THENCE ALONG SAID CENTERLINE THE FOLLOWING CALLS; THENCE SOUTH 23 DEGREES 57 MINUTES 01 SECONDS WEST, A DISTANCE OF 310.10 FEET; THENCE SOUTH 17 DEGREES 42 MINUTES 13 SECONDS EAST, A DISTANCE OF 103.63 FEET; THENCE SOUTH 36 DEGREES 32MINUTES 35 SECONDS EAST, A DISTANCE OF 217.17 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 04 SECONDS EAST, A DISTANCE OF 100.61 FEET; THENCE SOUTH 20 DEGREES 47 MINUTES 22 SECONDS WEST, A DISTANCE OF 103.03 FEET; THENCE SOUTH 16 DEGREES 08 MINUTES 59 SECONDS WEST, A DISTANCE OF 114.81 FEET; THENCE NORTH 85 DEGREES 19 MINUTES 30 SECONDS WEST, LEAVING SAID CENTERLINE, A DISTANCE OF 551.90 FEET TO A POINT ON THE CENTERLINE OF ARKANSAS STATE HIGHWAY #395; THENCE ALONG SAID CENTERLINE THE FOLLOWING CALLS; THENCE NORTH 06 DEGREES 40 MINUTES 50 SECONDS WEST, A DISTANCE OF 209.42 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 658.25, AN ARC LENGTH OF 393.68 FEET AND A CHORD WHICH BEARS NORTH 10 DEGREES 27 MINUTES 10 SECONDS EAST, A DISTANCE OF 387.84 FEET; THENCE NORTH 27 DEGREES 35 MINUTES 10 SECONDS EAST, A DISTANCE OF 270.83 FEET TO THE POINT OF BEGINNING, CONTAINING 10.21 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, RESERVATIONS, AND RESTRICTIONS OF RECORD.

To have and to hold the same unto the said GRANTEES and unto their heirs and assigns forever, with all appurtenances thereunto belonging.

And we hereby covenant with said GRANTEES that we will forever warrant and defend the title to the said lands against all claims whatever.

And we, the said GRANTORS, for and in consideration of said sum of money, do hereby release and relinquish unto the said GRANTEES all our rights and possibility of dower, curtesy and homestead in and to the said lands.

WITNESS our hands and seals on this 3rd day of March, 2015.

Prepared by:  
Dwayne Plumlee  
Attorney at Law  
P.O. Box 747  
Salem, AR 72576

David Hardin  
DAVID HARDIN  
Donna Hardin  
DONNA HARDIN

GRANTEE'S ADDRESS: PO Box 301, Salem, Arkansas 72576

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.

By: Marcia Allen

**ACKNOWLEDGMENT**

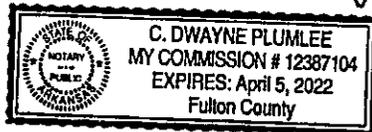
STATE OF ARKANSAS)  
  ) §  
COUNTY OF FULTON )

On this 3rd day of March, 2015. before me, a Notary Public, appeared the within named DAVID HARDIN AND DONNA HARDIN, HUSBAND AND WIFE, to me personally well known or satisfactorily proven to be such persons, who stated and acknowledged that they had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 3rd day of March, 2015.

C. Dwayne Plumlee  
Notary Public

My Commission Expires: 4/5/2022





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



**Grantee:** KELLY BATTERTON AND DANA BATTERTON  
**Mailing Address:** PO BOX 301  
SALEM AR 725760301

**Grantor:** DAVID AND DONNA HARDIN  
**Mailing Address:** GENERAL DELIVERY  
SALEM AR 725769999

**Property Purchase Price:** \$55,000.00  
**Tax Amount:** \$181.50

**County:** FULTON  
**Date Issued:** 03/03/2015  
**Stamp ID:** 231079936

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): MARCIA ALLEN

Grantee or Agent Name (signature): Marcia Allen Date: 3-3-2015

Address: PO Box 301

City/State/Zip: Salem AR 72576