

This Instrument Prepared by:
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CERTIFICATE OF RECORD
Record Book
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Sharp County Arkansas
Alisa Black Circuit Clerk & Recorder

By: *J. Black*



(This space for recording information only)

**WARRANTY DEED
UN-MARRIED INDIVIDUAL**

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOHN DAVIS RABON, A SINGLE PERSON, GRANTOR, for and in consideration of the sum of One and other valuable considerations DOLLARS (\$1.00 & O.V.C.), in hand paid by, HAOKAI YANG, GRANTEE, the receipt of which is hereby acknowledged, hereby grant, bargain, sell and convey unto the said GRANTEE, and unto his heirs and assigns forever, the following lands lying in SHARP County, Arkansas:

Tract 1:

The Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 36, Township 18 North, Range 6 West, of the Fifth Principal Meridian, in Sharp County, Arkansas.

LESS and EXCEPT: a parcel of land lying the Southeast Quarter of the Southeast Quarter of Section 36, Township 18 North, Range 6 West of the Fifth Principal Meridian, in Sharp County, Arkansas, being more particularly described as follows; beginning at the Northeast (NE) corner of the above described forty; thence South 86 degrees 00 minute West 900 feet along a barbed-wire fence to a point; thence South 84 degrees 00 minute West 425.88 feet along a barbed-wire fence to an iron pipe 55 feet South of the center of Little Creek; thence South 00 degree 45 minutes West 400 feet to an iron pipe; thence East 265.35 feet to a point on the North side of the road; thence along the North side of the road these following courses and distances; North 12 degrees 00 minute East 148.5 feet; thence South 86 degrees 00 minute East 91.5 feet to a point; thence North 25 degrees 15 minutes East 145 feet to a point; thence North 87 degrees 00 minute East 254 feet to a point; thence South 70 degrees 00 minute East 75 feet to a point; thence South 89 degrees 30 minutes East 100 feet to a point; thence South 80 degrees 00 minute East 155 feet to a point; thence North 58 degrees 30 minutes East 100 feet to a point; thence South 73 degrees 42 minutes East 220.3 feet to a point on the East boundary of the above said forty; thence North 00 degree 45 minutes East 287.0 to the point of beginning.

Tract 2:

Part of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section 36, Township 18 North, Range 6 West, Sharp County, Arkansas, more particularly described as follows: Beginning at the Southeast (SE) corner of said Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4); thence North 88 degrees 03 minutes 46 seconds West a distance of 347.86 feet to a point on the centerline of Campground Road; thence along said centerline the following calls; thence North 34

degrees 20 minutes 40 seconds East, a distance of 318.42 feet; thence along a curve to the left, having a radius of 600.00 feet, an arc length of 469.55 feet and a chord which bears North 11 degrees 55 minutes 31 seconds East a distance of 457.66 feet; thence North 10 degrees 29 minutes 38 seconds West a distance of 280.51 feet; thence along a curve to the right, having a radius of 185.00 feet, an arc length of 136.37 feet and chord which bears North 10 degrees 37 minutes 25 seconds East, a distance of 133.31 feet; thence North 31 degrees 44 minutes 29 seconds East a distance of 205.34 feet to a point on the East line of said Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4); thence South 00 degree 21 minutes 16 seconds West, leaving said centerline and along said East line, a distance of 1303.94 feet to the point of beginning, containing 3.82 acres, more or less, as shown on plat of record in Plat Book P22 at Page 17 thereof, records of Sharp County, Arkansas.

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

And I hereby covenant with said GRANTEE that I will forever warrant and defend title to the said lands against all claims whatsoever.

Witness my hand and seal this 26 day of August, 2022


JOHN DAVIS RABON

ACKNOWLEDGMENT

STATE OF Arkansas

COUNTY OF Sharp

On this day personally appeared before me JOHN DAVIS RABON, A SINGLE PERSON, GRANTOR, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he had executed the same for the purposes therein contained.

Witness my hand and seal this 26 day of August, 2022

My Commission Expires: 11-2-27

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/Agent

Address


NOTARY PUBLIC

