



L202003217

INDEPENDENCE CO, AR FEE \$30.00

PRESENTED: 05-26-2020 09:37:11 AM

RECORDED: 05-26-2020 09:37:11 AM

GREG WALLIS

CIRCUIT CLERK

BY: MELISSA SELLERS

DEPUTY CLERK

BK: DEED 2020

PG: 2728-2731

Prepared by:
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c/o Betters Law Firm PLLC, 800 Town & Country
Boulevard, Suite 500
Houston, Texas 77024 Telephone: 713-360-6290

RECORDING LEGEND

Please record in the appropriate Real
Estate Records.

GRANTOR

United States of America acting by and
through the Rural Housing Service, United
States Department of Agriculture

GRANTEE(S)

Jason Spray and Lea Ann Spray, 1695 North
Main Street, Melbourne, AR 72556

QUITCLAIM DEED

THIS DEED is made and entered into this 19 day of May, 2020, by and between the United States of America acting by and through the Rural Housing Service, United States Department of Agriculture, whose address is U.S. Department of Agriculture, 1400 Independence Avenue, S.W., Washington, D.C. 20250 ("Grantor"), and Jason Spray and Lea Ann Spray, husband and wife, whose address is 1695 North Main Street, Melbourne, AR 72556 ("Grantee(s)").

KNOW ALL MEN BY THESE PRESENTS, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, to it paid by Grantee(s), does hereby grant, sell, and quitclaim, subject to the limitations, restrictions, easements, and reservations hereinafter mentioned, unto Grantee(s), the following lands lying in Independence County, Arkansas, more particularly described as follows:

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 13 IN TOWNSHIP 13 NORTH, RANGE 6 WEST OF THE 5TH PRINCIPAL MERIDIAN IN INDEPENDENCE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE AT THE CENTER OF SAID SECTION 13; THENCE RUN EAST, A DISTANCE OF 1115.21 FEET; THENCE RUN SOUTH 89 DEGREES 57 MINUTES 00 SECONDS EAST, A DISTANCE OF 866.61 FEET; THENCE RUN NORTH, A DISTANCE OF 291.41 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH, A DISTANCE OF 147.41 FEET TO A POINT ON THE SOUTH RIGHT--OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE RUN SOUTH 81 DEGREES 02 MINUTES 35 SECONDS EAST ALONG SAID SOUTH RIGHT--OF-WAY LINE, A DISTANCE OF 155.65 FEET TO THE WEST RIGHT-OF-WAY LINE OF GOODWIN LANE; THENCE RUN

SOUTH 01 DEGREES 31 MINUTES 41 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 124.82 FEET; THENCE RUN NORTH 89 DEGREES 25 MINUTES 03 SECONDS WEST, A DISTANCE OF 157.09 FEET TO THE POINT OF BEGINNING. CONTAINING 0.50 ACRES, MORE OR LESS.

The legal description was obtained from a previously recorded instrument or from the title commitment generated for this transaction.

BEING the same property conveyed to Grantor by instrument recorded on 1/21/2020 at BK: DEED 2020 PG: 235 - 241 in the records of Independence County, Arkansas.

Commonly known as 35 North Goodwin Lane, Batesville, AR 72501. This address is provided for informational purposes only.

SUBJECT TO all prior or existing mineral rights or reservations, all easements, rights-of-ways, covenants, restrictions and public roads of record.

GRANTEE(S), by acceptance of this Deed, acknowledges that Grantor or its predecessor in interest acquired title to the property through foreclosure, deed-in-lieu of foreclosure, or other means of enforcement of a lien in favor of Grantor or its predecessor in interest.

[Signature Page Follows]

REO 152876