

**L202602877**STATE OF ARKANSAS, FULTON COUNTY
COMMISSIONERS DEED 4 Pages

FEE \$30.00

RECORDED: 08-24-2026 12:44:06 PM

VICKIE BISHOP

CIRCUIT CLERK

JANE IVEY

DEPUTY/RECORDER

THIS INSTRUMENT PREPARED BY:Geoffrey B. Treece
QUATTLEBAUM, GROOMS & TULL PLLC
111 Center Street, Suite 1900
Little Rock, Arkansas 72201
(501) 379-1700**Tax Exempt pursuant to
Ark. Code Ann. § 26-60-102(8)****COMMISSIONER'S DEED****KNOW ALL PERSONS BY THESE PRESENTS:**

That Vickie Bishop, as the court-appointed Commissioner of the Circuit Court of Fulton County, Arkansas, hereby certifies and conveys as follows:

WHEREAS, in the Circuit Court of Fulton County, Arkansas, it was, on the 27th day of July, 2026, ordered, adjudged, and decreed in a civil action in the Circuit Court of Fulton County, Arkansas, case number 25CV-24-85 pending therein, that a *Judgment and Decree of Foreclosure* (the "Judgment") be entered in favor of the plaintiff, FNBC Bank, and that the plaintiff has a judgment *in rem* against certain real property located in Fulton County, Arkansas, more particularly described as follows:

Commencing at the Southeast Corner of the Southwest Quarter of the Southeast Quarter (SW ¼ SE ¼) of Section Seven (7), Township Nineteen (19) North, Range Seven (7) West of the 5th P.M. in Arkansas, and running thence North 114.5 feet to the South R/W line of U.S. Highway No. 62 as now located, thence following said R/W North 46 degrees and 30 minutes West 400 feet for a point of beginning, thence South 46 degrees and 30 minutes West 165 feet, thence North 46 degrees 30 minutes West 165 feet, thence North 46 degrees and 30 minutes East 165 feet to the South R/W line of said Highway No. 62, thence South 46 degrees and 30 minutes East 165 feet to the Point of Beginning. Subject to easements, right-of-ways, reservations, and restrictions of record (the "Real Property").

Commonly known as 4979 Hwy 62, Glencoe, Arkansas.

WHEREAS, it was additionally decreed that all right, title, equity, and estate of all other parties to the above-mentioned suit, or any and all persons claiming by, through, or under said parties, be foreclosed and forever barred, and that upon default in the payment of the Judgment, this Commissioner should give notice of time, terms, and place of sale and sell the Property at public auction to the highest bidder following proper publication of notice of said sale of the Property;

WHEREAS, said sale was conducted according to the Judgment and orders of said Court and in accordance with the laws of the State of Arkansas, which sale was duly reported to and approved by the Court, and the undersigned Commissioner was directed to make a deed of the Property to FNBC Bank, who offered the highest and best bid at said sale; and

WHEREAS, the undersigned Commissioner and FNBC Bank, having in all respects complied with and conformed to Arkansas law, and their respective actions having been approved by and having been in accordance with the orders of the Court.

NOW, THEREFORE, Vickie Bishop, as Commissioner acting for and on behalf of the Circuit Court of Fulton County, Arkansas, and in accordance with its order and decree and in consideration of the sum of \$66,000.00, does hereby GRANT, BARGAIN, TRANSFER, SELL, and CONVEY the Property unto FNBC Bank, its successor and assigns, all the right, title, interest, equity, and estate of the parties, as well as any persons claiming by, through, or under said parties, in and to the Property.

TO HAVE AND TO HOLD the same unto FNBC Bank and unto its successors and assigns forever, together with all tenements, hereditaments, and appurtenances thereunto belonging.

IN WITNESS WHEREOF, I have hereunto affixed my hand as Commissioner and the seal
of this Court this 24th day of August, 2026.

Vickie Bishop
VICKIE BISHOP, Commissioner

ACKNOWLEDGMENT

STATE OF ARKANSAS)
)ss.
COUNTY OF FULTON)



On this day before me, a Notary Public, duly commissioned, qualified, and acting within and for said County and State, appeared **VICKIE BISHOP**, as Commissioner of the Fulton County Circuit Court, to me well known as the person named in the foregoing instrument as the grantor, and acknowledged to me that she had, as Commissioner, executed the same for the consideration, uses, and purposes therein mentioned and set forth.

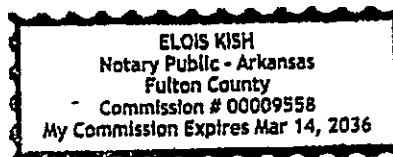
IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 24 day of August, 2026.

Elois Kish
NOTARY PUBLIC

My Commission Expires:
3-14-2036

Send Tax Bills To:

FNBC Bank
Attn: Loan Operations Services
P.O. Box 8
Ash Flat, AR 72513





ARKANSAS DEPARTMENT OF FINANCE AND ADMINISTRATION
Arkansas Real Property Tax Affidavit of Compliance Form

Grantee (Purchaser) Name FNBC Bank			Grantor (Seller) Name Vickie Bishop, Commissioner		
Grantee (Purchaser) Address P.O. Box 8			Grantor (Seller) Address 123 South Main Street		
City Ash Flat	State AR	Zip Code 72513	City Salem	State AR	Zip Code 72576

Date of real property transfer (as reflected on the transfer instrument): August 18, 2026

Name of the county where the property is located: Fulton County

Amount of the full consideration for the transaction: \$66,000.00

☐ Tax is due: Value of the documentary stamps: _____

☐ No tax is due: Family or Gift or Consideration of \$100 or less

☒ No tax is due: Exemption (check one exemption below)

☐ Transfers to or from the United States, the State of Arkansas, or any of the instrumentalities, agencies, or political subdivisions thereof.

☐ Any instrument given in writing to secure a debt.

☐ Any instrument solely for the purpose of correcting or replacing an instrument that has been previously recorded with full payment of tax having been paid at the time of the previous recordation.

☐ Instruments conveying land sold for delinquent taxes.

☐ Instruments conveying leasehold interest in land only.

☐ Instruments, including timber deeds, which convey the right to remove timber for a period not to exceed twenty-four (24) months.

☐ Instruments given by one party in a divorce action to other party to the divorce action as a division of marital property whether by agreement or order of the court.

☒ Instruments given in any judicial proceeding to enforce any security interest in real estate when the instrument transfers the property to the same person who is seeking to enforce the security interest.

☐ Instruments given to a secured party in lieu of or to avoid a judicial proceeding to enforce a security interest in real estate.

☐ Instruments conveying a home financed by the Federal Housing Administration, Department of Veterans Affairs, or United States Department of Agriculture (USDA) Rural Development, if the sale price of the home is sixty thousand dollars (\$60,000) or less and the seller files with the county recorder of deeds a sworn statement by the buyer stating that neither the buyer nor the spouse of the buyer has owned a home within three (3) years of the date of closing and also stating the sale price of the home.

☐ Instruments conveying land between corporations, partnerships, limited liability companies, or between a business entity and its shareholder, partner or member of a corporation incident to the organization, reorganization, merger, consolidation, capitalization, asset distribution, or liquidation of a corporation, partnership, limited liability company, or other business entity.

☐ A beneficiary deed under ACA 18-12-608.

☐ Other (Explain): _____

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.

Geoffrey B. Treece

(Print Name)

(Signature of Requestor)

8/21/26

(Date)