EXHIBIT C

Prepared By:
Rena S. Roach, Attorney at Law
100 Monroe Street, #111
Centerton, AR 72719

Return To:
Professional Land Title Company of Arkansas
16 Ryeland Drive, Ste. D
Cabot, AR 72023
(501) 843-1881
File No. 6-19676
Job: 061705
Tract: 01

WARRANTY DEED

THAT**, Saline County, Arkansas,** GRANTOR, by **Jeff Arey, its Judge,** duly authorized to so act on behalf of said County, for and in consideration of the sum of Six Hundred Thirty Seven Thousand, Three Hundred Forty 00/100 Dollars ($637,340.00) and other good and valuable consideration, paid by **City of Bryant, Arkansas,** GRANTEE, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the Grantee, and unto its successors and assigns forever, the following described lands, save and except such minerals therein and thereunder, as oil, gas, distillate, condensate, salt water and its components, hydrocarbons, sulfur minerals and all other hydrocarbons which do not interfere with the surface use for highway purposes, said lands being more particularly described as follows in the County of Saline, State of Arkansas:

Property conveyed herein is described in Exhibit A, and as shown on the map attached hereto, this conveyance is expressly subject to the covenants, restrictions, encumbrances and rights reserved to Reynolds Metals Company, LLC, as set out in Exhibit B, which is attached hereto and incorporated herein by this reference, which covenants, restrictions, encumbrances and rights derive from the Quitclaim Deed to Grantor filed with the Saline County Circuit Clerk as Instrument Number 02-059653 filed August 21, 2002. Grantor, Grantee and Reynolds Metals Company, LLC have entered a Property Agreement to be filed of record concurrently with this Warranty Deed.

To have and to hold the same unto the Grantee and unto its successors and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

And Grantor hereby covenants with the Grantee that it will forever warrant and defend the title to said lands against all lawful claims whatsoever.

IN WITNESS WHEREOF, this ____ day of _____ , 2022.

Saline County, Arkansas

By: Jeff Arey

Title: Judge

ACKNOWLEDGMENT

State of Arkansas

County of

On this_____ day of_____ , 2022, before me, _____ , a Notary Public, (or before any officer within this State or without the State now qualified under existing law to take acknowledgments), duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named **Jeff Arey**, (being the person or persons authorized by said corporation to execute such instrument, stating his capacity in that behalf), to me personally well known (or satisfactorily proven to be such person), who stated that he was the **Judge of Saline County, Arkansas**, and was duly authorized in his capacity to execute the foregoing instrument(s) for and in the name and behalf of said County, and further stated and acknowledged that he 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 ___ day of _____ , 2022.

_____
Notary Public

My Commission expires _____

[SEAL]

EXHIBIT A

Part of the Southeast Quarter and part of the Southeast Quarter of the Northeast Quarter of Section 34, part of the West Half of the Northwest Quarter of Section 35, part of the Southwest Quarter and part of the Southeast Quarter of the Northwest Quarter of Section 26, all in Township 1 South, Range 14 West, Saline County, Arkansas, more particularly described as follows:

BEGINNING at a 5/8 inch rebar found at the Southeast Sixteenth Corner of said Section 34; thence North 88°27’52” West along the South line of the Northwest Quarter of the Southeast Quarter of said Section 34 a distance of 119.18 feet to the Western right of way line of the Bryant Parkway extention as established by Job 061705; thence North 18°02’37” East along said right of way line a distance of 1,044.77 feet; thence North 27°28’42” East along said right of way line a distance of 119.85 feet; thence North 42°22’49” East along said right of way line a distance of 17.43 feet; thence North 48°50’00” West a distance of 212.27 feet; thence North 67°18’27” West along said right of way line a distance of 70.00 feet; thence North 81°01’09” West along said right of way line a distance of 70.00 feet; thence North 87°25’16” West along said right of way line a distance of 113.30 feet; thence North 04°15’13” East a distance of 42.39 feet to the South line of the Northeast Quarter of said Section 34; thence South 89°19’08” East along said South line a distance of 246.48 feet to the Western right of way line of the Bryant Parkway extention as established by Job 061705; thence South 66°25’24” East along said right of way line a distance of 70.18 feet; thence South 48°50’00” East along said right of way line a distance of 199.35 feet; thence North 42°22’49” East along said right of way line a distance of 57.50 feet; thence North 57°47’55” East along said right of way line a distance of 170.41 feet; thence South 88°47’37” East along said right of way line a distance of 70.66 feet; thence North 64°12’07” East along said right of way line a distance of 500.18 feet; thence North 21°16’14” East along said right of way line a distance of 40.81 feet; thence North 69°23’21” East along said right of way line a distance of 240.91 feet; thence North 64°13’21” East along said right of way line a distance of 166.77 feet; thence North 45°57’56” East along said right of way line a distance of 78.65 feet; thence North 32°26’42” East along said right of way line a distance of 159.34 feet; thence North 10°13’42” East along said right of way line a distance of 160.30 feet; thence North 00°53’36” East along said right of way line a distance of 879.33 feet; thence North 23°02’08” East along said right of way line a distance of 210.22 feet; thence North 41°53’20” East along said right of way line a distance of 740.69 feet; thence North 29°32’43” East along said right of way line a distance of 179.47 feet; thence North 17°25’42” East along said right of way line a distance of 207.24 feet; thence North 25°49’59” East along said right of way line a distance of 677.70 feet; thence North 08°52’31” East along said right of way line a distance of 68.96 feet; thence North 30°32’14” East along said right of way line a distance of 238.84 feet; thence North 22°05’19” East along said right of way line a distance of 249.88 feet; thence North 18°23’01” East along said right of way line a distance of 1,150.94 feet; thence North 38°36’54” East along said right of way line a distance of 199.39 feet; thence North 61°51’54” East along said right of way line a distance of 165.02 feet; thence North 85°46’43” East along said right of way line a distance of 219.78 feet; thence North 77°10’24” East along said right of way line a distance of 139.91 feet; thence North 53°42’44” East along said right of way line a distance of 139.91 feet; thence North 29°54’44” East along said right of way line a distance of 139.91 feet; thence North 06°06’44” East along said right of way line a distance of 139.91 feet; thence North 17°41’16” West along said right of way line a distance of 139.91 feet; thence North 53°04’30” West along said right of way line a distance of 139.95 feet; thence North 47°33’53” West along said right of way line a distance of 120.34 feet to the Southern right of way line of the Union Pacific Railroad; thence North

48°26’33” East along said right of way line a distance of 216.19 feet to the Eastern right of way line of the Bryant Parkway extention as established by Job 061705; thence South 47°33’53” East along said right of way line a distance of 177.78 feet; thence South 14°52’26” East along said right of way line a distance of 339.36 feet; thence South 08°46’20” West along said right of way line a distance of 200.54 feet; thence South 30°18’40” West along said right of way line a distance of 112.57 feet; thence South 43°04’20” West along said right of way line a distance of 138.33 feet; thence South 58°37’08” West along said right of way line a distance of 148.01 feet; thence South 81°24’31” West along said right of way line a distance of 110.50 feet; thence South 85°39’42” West along said right of way line a distance of 140.40 feet; thence South 79°27’34” West along said right of way line a distance of 79.90 feet; thence South 61°35’06” West along said right of way line a distance of 140.16 feet; thence South 37°33’29” West along said right of way line a distance of 139.60 feet; thence South 20°35’22” West along said right of way line a distance of 59.78 feet; thence South 18°42’15” West along said right of way line a distance of 1,202.03 feet; thence South 25°53’27” West along said right of way line a distance of 268.34 feet; thence South 16°53’13” West along said right of way line a distance of 260.09 feet; thence South 01°30’22” West along said right of way line a distance of 43.86 feet; thence South 20°14’00” West along said right of way line a distance of 271.25 feet; thence South 29°36’49” West along said right of way line a distance of 182.90 feet; thence South 76°30’38” West along said right of way line a distance of 66.22 feet; thence South 21°08’56” West along said right of way line a distance of 379.37 feet; thence South 41°52’49” West along said right of way line a distance of 819.55 feet; thence South 24°22’31” West along said right of way line a distance of 139.23 feet; thence South 06°55’19” West along said right of way line a distance of 110.47 feet; thence South 00°54’53” West along said right of way line a distance of 829.70 feet; thence South 14°05’58” West along said right of way line a distance of 140.05 feet; thence South 28°44’38” West along said right of way line a distance of 200.37 feet; thence South 47°42’30” West along said right of way line a distance of 170.07 feet; thence South 71°33’44” West along said right of way line a distance of 379.73 feet; thence North 76°02’26” West along said right of way line a distance of 29.84 feet; thence South 78°48’02” West along said right of way line a distance of 29.78 feet; thence South 64°16’44” West along said right of way line a distance of 559.99 feet; thence South 59°42’28” West along said right of way line a distance of 80.07 feet; thence South 14°29’20” West along said right of way line a distance of 39.99 feet; thence South 41°23’25” West along said right of way line a distance of 160.19 feet; thence South 22°36’29” West along said right of way line a distance of 160.61 feet; thence South 18°03’17” West along said right of way line a distance of 750.00 feet; thence South 06°49’29” West along said right of way line a distance of 109.86 feet; thence South 16°16’44” West along said right of way line a distance of 190.15 feet to the West line of the Southeast Quarter of the Southeast Quarter of said Section 34; thence North 02°49’11” East along said West line a distance of 146.48 feet to the POINT OF BEGINNING and containing 28.97 acres (1,262,013 sq. ft.) more or less.

BRYANT PKWY. EXTENSION PROPOSED ALIGNMENT

GARVER

END PROPOSED BRYANT PARKWAY

BRYANT PARKWAY: SHOBE RD. TO I-30 COMPLETED CONSTRUCTION

SHOBE RD.

ALCOA 40 PARK

FEMA REGULATORY FLOODWAY

FEMA FLOODPLAIN

BRIDGE

DRIVEWAY FOR FUTURE AIRPORT ACCESS

AIRPORT PROPERTY BOUNDARY

CENTERPOINT GAS LINE

FUTURE RPZ

EXISTING RPZ

MILLS PARK RD.

BRYANT PARKWAY

ENTERGY TRANSMISSION LINES

NW 4TH ST.

NW 3RD ST.

HWY. 183

UNION PACIFIC RAILROAD

SW 3RD ST.

SW 4TH ST.

AIRPORT TERMINAL ENTRANCE

GRIFFIS RD.

SALINE COUNTY REGIONAL AIRPORT

BEGIN PROPOSED BRYANT PARKWAY

WILKERSON RD.

HILL RD.

HILL FARM ELEMENTARY SCHOOL

HILL FARM RD.

EXISTING BRYANT PARKWAY

INTERSECTION IMPROVEMENTS

JUNIOR HIGH SCHOOL

EXISTING RPZ

FUTURE RPZ

E40 PIT DEED RESTRICTION

CONSERVATION EASEMENT

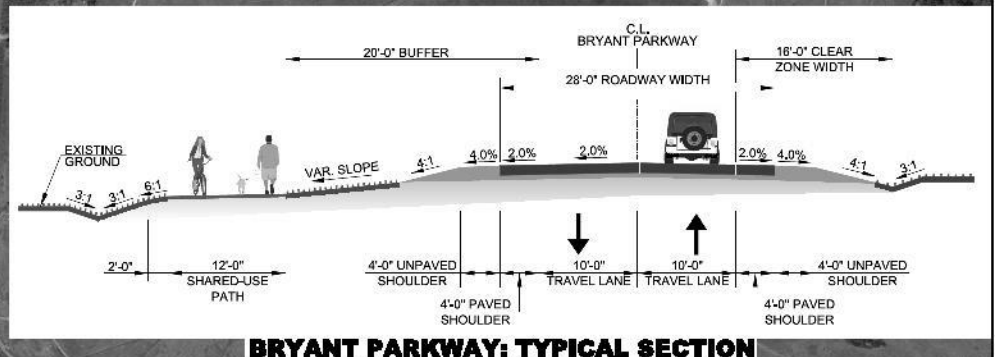
MCGEORGE QUARRY

FEMA FLOODPLAIN

N

0 550' 1100' 2200' 3300'

(IN FEET)



BRYANT PARKWAY: TYPICAL SECTION

Exhibit B

a) Property Agreement by and along Saline County, Arkansas, as Grantor, City of Bryant, Arkansas, as Grantee, and Reynolds Metals Company, LLC, filed ___ as document #__ in the records of Saline County, Arkansas.
b) Smoke Easement between Saline County and Reynolds Metals Company filed of record on August 21, 2002 with the Recorder of Deeds for Saline County, Arkansas as Instrument No. 02059702.
c) Conservation Easement between Reynolds Metals Company and Saline County filed of record on August 21, 2001 with the Recorder of Deeds for Saline County, Arkansas as Instrument No. 02059711.
d) Access, Water Rights and Easement Agreement between Reynolds Metals Company and Saline County filed of record on August 21, 2002 with the Recorder of Deeds for Saline County, Arkansas as Instrument No. 02-059727.
e) Lease Agreement by and between Saline County Arkansas Airport Commission and TB Aero, Inc., filed 8/14/06 in Book 2006 at page 090321 in the records of Saline County, Arkansas.
f) Lease Agreement by and between Saline County Arkansas Airport Commission and Ferguson Aero, LLC, filed 8/14/06 in Book 2006 at page 090326 in the records of Saline County, Arkansas.
g) Agreement by and between Saline County Airport Commission, Saline County, Arkansas and Hill Family Trust, filed 10/9/06 in Book 2006 at page 113838 in the records of Saline County, Arkansas.
h) Right of Way Instrument in favor of Entergy Arkansas, Inc., filed 7/12/07 in Book 2007 at page 77634 in the records of Saline County, Arkansas.
i) Terms and conditions of the Memorandum of Lease by and between Saline County, Arkansas Airport Commission and Steve Landers, Jr., filed 2/13/20 as document #2020-002802 in the records of Saline County, Arkansas.
j) Terms and conditions of the Memorandum of Assignment of Lease by and between Steve Landers, Jr. and Terra Firma Project LLC, filed 2/13/20 as document #2020-002804 in the records of Saline County, Arkansas.
k) Landlord's Estoppel Certificate and Consent to Lender, and Lender's Obligation to the Ground Lease, filed 2/13/20 as document #2020-002808 in the records of Saline County, Arkansas.
l) Landlord's Estoppel Certificate and Consent to Lender, and Lender's Obligation to the Ground Lease, filed 2/11/21 as document #2021-003409 in the records of Saline County, Arkansas.
m) Terms and conditions of the Memorandum of Lease by and between Saline County Airport Commission and Terra Firma Projects, LLC, filed 2/11/21 as document #2011-003411 in the records of Saline County, Arkansas.
n) Terms and conditions of the Memorandum of Assignment of Lease by and between Steve Landers, Jr. and Terra Firma Project LLC, filed 2/13/20 as document #2020-002804 in the records of Saline County, Arkansas.