Type of Instrument: Special Warranty Deed
Grantors: Danny Daryl Anderson and Donna Faye Anderson, Husband and Wife
Grantee: Danny Anderson and Donna Anderson, Trustees of the Anderson Living Trust, dated March 4, 2019

This Instrument Prepared Without Title Search of Survey By:
Nash Law Firm, P. A.
Attorneys at Law
103 Park Drive
Maumelle, AR 72113

After Recording Return To:
Nash Law Firm, P. A.
103 Park Drive
Maumelle, AR 72113

SEAL OF THE CIRCUIT COURT SALINE COUNTY, AR

2019-006529
I certify this instrument was filed on:
04/11/2019 11:25:51 AM
Myka Bono Sample
Saline County Circuit Clerk

Pages: 5
C GREER

SPECIAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS:

THAT, **DANNY DARYL ANDERSON and DONNA FAYE ANDERSON, Husband and Wife,** hereinafter **GRANTORS**, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration in hand paid by **DANNY ANDERSON and DONNA ANDERSON, Trustees of the ANDERSON LIVING TRUST, dated March 4, 2019,** and any amendments thereto, hereinafter **GRANTEE,** the receipt and sufficiency of which is hereby acknowledged, do hereby grant, bargain, sell and convey all of their right, title, and interest unto the GRANTEE, and unto its successors and assigns forever, in and to the following described lands located in the County of Saline, State of Arkansas, to wit:

SEE EXHIBIT "A"

To have and to hold, unto the GRANTEE, and unto its successors and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging, retaining their homestead rights therein subject to the terms of the Trust referred herein.

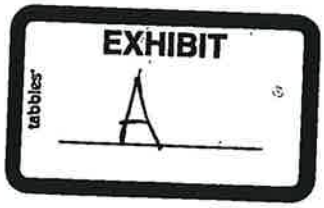
AND THE GRANTORS DO HEREBY COVENANT with the Grantee, except as above-noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

In Witness Whereof I have hereunto set my hand this 18th day of March, 2019.

Danny Daryl Anderson
DANNY DARYL ANDERSON, Grantor

Donna Faye Anderson
DONNA FAYE ANDERSON, Grantor

Tx:4074675



Tract I:

That part of the South half of the Northeast Quarter of Section 32, Township 1 South, Range 14 West, described as follows: Beginning at a point 377 feet East of the Southwest corner of the East half of the Southwest Quarter of the Northeast Quarter of said Section 32 and run thence East 377 feet; thence North to the North line of said South half of said Northeast Quarter; thence West 377 feet; thence South to the point of beginning, consisting of 11 acres, more or less.

Tract II:

The South half of the Southwest Quarter of Southwest Quarter consisting of 20 acres and part of the North half of the Southwest Quarter of Southwest Quarter described as follows: Beginning at the Southwest corner of said North half of the Southwest Quarter of the Southwest Quarter and thence run North 159 feet to the South line of the First Electric Cooperative Corporation lands and thence run East along the south lien of said First Electric Cooperative Corporation lands 1320 feet to the East boundary line of said North half of the Southwest Quarter of Southwest Quarter; thence South 159 feet to the Southeast corner of said North half of Southwest Quarter of Southwest Quarter; thence West 1320 feet to a point of beginning. And part of the Southeast Quarter of the Southwest Quarter described as follows: Beginning at the Southwest corner of said Southeast Quarter of Southwest Quarter and run thence North 819 feet to the South line of the First Electric Cooperative Corporation lands, thence East along the South side of said First Electric Cooperative Corporation lands, 195 feet; thence South 210 feet; thence East 446 feet to the West side of a public road as now located; thence South along the West side of said public road to the South line of said Southeast Quarter of Southwest Quarter; thence West to the point of beginning all said lands lying in Section 29, township 1 South, Range 14 West in Saline County, Arkansas and containing in the aggregate 33 acres, more or less.

840-15010-000

LESS AND EXCEPT:

Part of the Southwest Quarter of the Southwest Quarter of Section 29, Township 1 South, Range 14 West, Saline County, Arkansas being more particularly described as follows: Commencing at a ¾ inch pipe used as the Southeast corner of the Southeast Quarter of the Southwest Quarter of Section 29; thence North 89 deg. 14 min. 12 sec. West along the South line thereof a distance of 1,333.88 feet to a point being used as the Southeast corner of the Southwest Quarter of the Southwest Quarter of Section 29; thence North 89 deg. 14 min. 12 sec. West along the South line thereof a distance of 1,235.55 feet to a

point on the East right of way line of Alcoa Road as established by AHTD Job 061267 for the point of beginning: thence continuing North 89 deg. 14 min. 12 sec. West along said South line a distance of 30.02 feet to a point; thence continuing North 89 deg. 14 min. 12 sec. West along said South line a distance of 29.29 feet to a point on the East right of way line of Alcoa Road as established by AHTD Job C-62-4; thence north 3 deg. 03 min. 29 sec. East along said right of way line a distance of 255.81 feet to a point; thence North 1 deg. 52 min. 14 sec. East along said right of way line a distance of 562.25 feet to a point; thence South 88 deg. 49 min. 00 sec. East a distance of 92.83 feet to a point on the East right of way line of Alcoa Road as established by AHTD Job 061297; thence South 1 deg. 47 min. 55 sec. West along said right of way line a distance of 52.06 feet to point; thence South 22 deg. 04 min. 53 sec. West along said right of way line a distance of 49.04 feet to a point; thence South 60 deg. 50 min. 06 sec. West along said right of way line a distance of 34.99 feet to a point; thence South 28 deg. 31 min. 43 sec. West along said right of way line a distance of 48.91 feet to a point; thence South 1 deg. 47 min. 55 sec. West along said right of way line a distance of 179.31 feet to a point; thence South 1 deg. 03 min. 04 sec. West along said right of way line a distance of 150.17 feet to a point; thence South 2 deg. 17 min. 28 sec. West along said right of way line a distance of 288.04 feet to a point; thence South 34 deg. 18 min. 23 sec. East along said right of way line a distance of 50.34 feet to the Point of Beginning and containing 0.67 acres, more or less or 29,024 square feet, more or less.

Condition:

Subject to the condition and the condition shall be a covenant that shall run with the land that said Danny Daryl Anderson and/or Donna Faye Anderson, their heirs and assigns may not, under any circumstances, permit the use, lease or purchase of the land by any member of the Boone Family (being the Boone family related to Gola Boone) any person related to Boone by marriage, or any know relative of a Boone-in-law.

Restriction:

Subject to covenants and restrictions of record including but not limited to access restrictions of the City of Bryant, Arkansas.

ARKANSAS DEPARTMENT OF FINANCE AND ADMINISTRATION

Arkansas Real Property Tax Affidavit of Compliance Form

Grantee (Purchaser) Name			Grantor (Seller) Name		
Danny & Donna Anderson, Trustees			Danny Daryl Anderson & Donna Faye Anderson		
Grantee (Purchaser) Address			Grantor (Seller) Address		
298 W. Lawson Road			298 W. Lawson Road		
City	State	Zip Code	City	State	Zip Code
Alexander	AR	72002	Alexander	AR	72002

Date of real property transfer (as reflected on the transfer instrument): 3/18/19

Name of the county where the property is located: Saline

Amount of the full consideration for the transaction: $10.00

○ 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.

Mary G. Nash (Print Name) _____ (Signature of Requestor) 3/18/19 (Date)

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss
COUNTY OF PULASKI)

On this day before me, a Notary Public, duly commissioned and acting, came Danny Daryl Anderson and Donna Faye Anderson, to me well known as (or satisfactorily proven to be) the Grantors in the foregoing deed, and stated that they executed the same for consideration, uses and purposes therein mentioned and set forth.

And Grantors declared that they have, of their own free will, executed said instrument for the consideration and purposes therein contained and set forth, without compulsion or undue influence.

WITNESS my hand and official seal this 18th day of March, 2019.

[Seal]

SHALLON A. SIGULINSKY
Notary Public-Arkansas
Pulaski County
My Commission Expires 05-18-2021
Commission # 12382559

Shallon A. Sigulinsky
Notary Public

My Commission Expires: 5-18-2021

The undersigned hereby certifies under penalty of false swearing that the legally correct amount of documentary stamps has been placed on this instrument. Exempt or no consideration paid if none shown.

Danny Anderson
Grantee or Grantee's Agent

298 W. Lawson Rd.
Grantee's Street Address

Alexander, AR 72002
Grantee's City, State and Zip Code