

283

WC alley

WARRANTY DEED

UNMARRIED PERSON

KNOW ALL MEN BY THESE PRESENTS:

That Robert G. Pool a/k/a Robert Pool
 _____, an unmarried person,
 GRANTOR(S), for and in consideration of the sum of TEN DOLLARS
 and other valuable consideration (\$10.00 OVC) in hand paid by _____
Duane Moren and Susan Elizabeth Moren,
his wife GRANTEE(S),
 the receipt of which is hereby acknowledged, do hereby grant, bargain, sell
 and convey unto said GRANTEE(S), and unto their
 heirs and assigns forever, the following described lands situated in _____
Baxter County, Arkansas, to-wit:

FILED
 '95 AUG 16 PM 4 29
 BY D.C. [Signature] CLERK

SEE ATTACHED EXHIBIT "A"

440
 466976

ARKANSAS DOCUMENTARY
 \$27.50
 0185314

ARKANSAS DOCUMENTARY
 \$10
 143224

I certify under penalty of fines
 swearing that the legally correct
 amount of documentary stamps have
 been placed on this instrument.

[Signature]
 Grantee or Grantee's Agent

TO HAVE AND TO HOLD the same unto the said Duane Moren and Susan Elizabeth Moren,
his wife, as an estate by the entirety

and unto their heirs and assigns forever, with all appurtenances thereunto belonging.

And GRANTOR(S) hereby covenant(s) with said GRANTEE(S) that he will forever warrant and defend the
 title to said lands against all lawful claims whatever.

WITNESS my hand(s) and seal(s) on this 16 day of August 19 95.

 (SEAL)

[Signature]
 Robert G. Pool (SEAL)

 (SEAL)

 (SEAL)

ACKNOWLEDGMENT

STATE OF Arkansas)
) SS
 COUNTY OF Baxter)

BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public within and for the County aforesaid, duly
 commissioned and acting, Robert G. Pool

_____, to me well known as the Grantor(s) in the foregoing Deed,
 and stated that he had executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public, this 16 day of August 19 95.

My Commission Expires
6-17-2003
 (SEAL)

HELEN M. RODGERS
 NOTARY PUBLIC
 BAXTER CO., AR

[Signature]
 Notary Public

This instrument prepared by: [Signature]

GRANTEE'S ADDRESS: Rt 3 Box 319
Mtn. Home, AR

JOHNSON, SANDERS & MORGAN
 ATTORNEYS AT LAW
 P.O. BOX 1136
 MOUNTAIN HOME, ARKANSAS 72653

6434-95

EXHIBIT A

TRACT A: Part of the Southwest Quarter of the Northwest Quarter of Section 10, Township 18 North, Range 12 West, LBWR, Baxter County, Arkansas, specifically described as follows: From the Northwest corner of the SW 1/4 NW 1/4 of Section 10, the point of beginning of the tract being described, go along the North boundary of said SW 1/4 NW 1/4, South 88 deg. 42' 22" East, 348.43 feet to a point in the centerline of Arkansas Highway 177; then go along the said centerline the following: South 59 deg. 28' 01" West, 40.67 feet to the point of curvature of a 1169.33 foot radius curve, 361.28 feet along the arc of said curve to the left, through a central angle of 17 deg. 42' 08" to a point of intersection of the centerline of Arkansas Highway 5, a point on the arc of a 100 foot radius curve the center of which lies North 37 deg. 33' 25" West; then go along said centerline the following: 161.65 feet along the arc of said curve to the left, through a central angle of 92 deg. 36' 59" to the point of tangency; North 40 deg. 10' 24" West, 81.08 feet to a point on the West boundary of said SW 1/4 NW 1/4; then go North 01 deg. 51' 53" East, 51.15 feet to the point of beginning, containing 0.78 acre. Subject to rights of way for Arkansas Highways 177 and 5.

6434-95A