

RESOLUTION No. 2011 - 22

**A RESOLUTION AUTHORIZING THE MAYOR TO ACCEPT A SPECIAL WARRANTY DEED FOR PROPERTY LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 14, TOWNSHIP 1 SOUTH (T-1-S), RANGE 14 WEST (R-14-W), SALINE COUNTY, BRYANT, ARKANSAS, AND LYING SOUTH OF THE INTERSTATE 30 HIGHWAY RIGHT-OF-WAY (R/W -300')**

**WHEREAS**, the City of Bryant, Arkansas desires to accept the Special Warranty Deed for the following property situated in Saline County, Arkansas:

Said tract of property is located in the Southeast Quarter (SE 1/4) of Section 14, Township 1 South (T-1-S), Range 14 West (R-14-W), Saline County, Bryant, Arkansas, and lying south of the Interstate 30 Highway Right-of-way (R/W - 300'), more precisely described as follows:

Commencing at the East Quarter (E 1/4) Corner of said Section 14; Thence South 02 Degrees 24 Minutes 44 Seconds West along the east line of the said SE 1/4 of said Section 14 for a distance of 372.17 feet to a point on the southerly R/W of said Interstate 30 Highway, said point being the POINT OF BEGINNING; Thence continuing South 02 Degrees 24 Minutes 44 Seconds West along said east line of said SE 1/4 of said Section 14 for a distance of 89.99 feet; Thence South 65 Degrees 09 Minutes 42 Seconds West for a distance of 108.80 feet; Thence North 24 Degrees 50 Minutes 18 Seconds West for a distance of 80.00 feet to the southerly R/W of said Interstate 30 Highway; Thence North 65 Degrees 09 Minutes 42 Seconds East along said southerly R/W of said Interstate 30 Highway for a distance of 150.00 feet to the POINT OF BEGINNING, containing 0.238 Acres, more or less.

**NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF BRYANT, ARKANSAS THAT:**

**Section 1.** The Mayor and City Clerk are hereby authorized by the City Council for the City of Bryant, Arkansas to accept a Special Warranty Deed for the property described above, and as more fully described in Exhibit 1 hereto.

**Section 2.** In the event any title, section, paragraph, item, sentence, clause, phrase, or word of this resolution is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining portions of the resolution which shall remain in full force and effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the resolution.

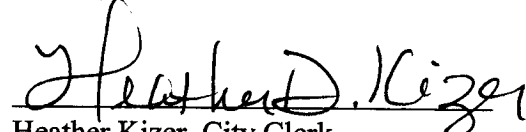
**Section 3.** All resolutions and other matters in conflict with this resolution are hereby repealed to the extent of any inconsistency.

Res.  
no.  
2011-  
22

PASSED AND APPROVED this \_\_\_\_ day of July, 2011.

  
\_\_\_\_\_  
Mayor Jill Dabbs

ATTEST:

  
\_\_\_\_\_  
Heather Kizer, City Clerk

This Instrument Prepared By:  
Andrew V. Francis, Esq.  
ANDREW V. FRANCIS, P.A.  
2311 Biscayne Drive, Suite 205  
Little Rock, Arkansas 72227

**SPECIAL WARRANTY DEED**

ALL PERSONS TAKE NOTICE:

THAT THE SPIN-OFF, INC., an Arkansas corporation, GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration paid by THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS, GRANTEE, the receipt of which is hereby acknowledged, does, hereby, subject to any reservations herein, grant, bargain, sell and convey unto the said Grantee, and unto its successors and assigns forever, all of its right, title, interest, equity and estate the lands situated in the County of Saline, State of Arkansas, more particularly described on the attached Exhibit "A", incorporated by this reference (the "Property").

To have and to hold the same unto the said Grantee, and unto its successors and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging, but subject to the reservations, conditions and matters herein, but subject to any easements, liens, or encumbrances of record. Grantor hereby covenants with the said Grantee that it will forever warrant and defend the title to said lands against all claims and encumbrances done or suffered by or through it, but against none other.

WITNESS our hand and seal this 10 day of July, 2011.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

SPECIAL WARRANTY DEED


PAGE 1

SPIN-OFF / CITY OF BRYANT (Water Pump Station)



**GRANTOR:**

**THE SPIN-OFF, INC., an Arkansas  
corporation:**

BY:   
Paul D. Eaton, Sr.,  
President

**SPECIAL WARRANTY DEED**

**PAGE 2**

**SPIN-OFF / CITY OF BRYANT (Water Pump Station)**

**ACKNOWLEDGMENT**

STATE OF ARKANSAS

COUNTY OF PULASKI

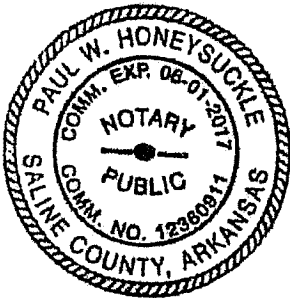
On this the 20 day of July, 2011, before me, the undersigned officer, personally appeared Paul D. Eaton, Sr., who acknowledged himself to be the President of THE SPIN-OFF, INC., an Arkansas corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Paul W. Honeysuckle  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

6-1-2017



I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument. (If none shown, exempt or no consideration paid.)

Grantee or Agent: \_\_\_\_\_

Grantee's Address: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

18-01 Spin-Off\_Bryant pump station

SPECIAL WARRANTY DEED

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SPIN-OFF / CITY OF BRYANT (Water Pump Station)

**EXHIBIT A**  
**LEGAL DESCRIPTION**

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