

EXHIBIT K - Warranty Deed

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PREPARED BY:
CURRAN'S ABSTRACT & TITLE, INC
210 WEST MAIN
CLARKSVILLE, AR 72830



L202102369
JOHNSON CO. AR. FEE \$35.00
PRESENTED & RECORDED
05/20/2021 14:46:39
MONICA KING
COUNTY CLERK
BY: MISTI FORD
DEPUTY CLERK
BK: 1 2021010
PG: 990 - 994

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That I, **JERRY ATKINS, A SINGLE PERSON, GRANTOR**, for the consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, in hand paid by **KENNETH BERESKI, II, TRUSTEE OF THE REVOCABLE TRUST DCA, DATED JULY 6, 2018, GRANTEE**, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said **GRANTEE**, and unto its successors and assigns forever, the following lands lying in the County of **Johnson** and State of **Arkansas**, to wit:

SEE ATTACHED EXHIBIT "A"

THIS CONVEYANCE IS MADE SUBJECT TO ANY MINERALS THAT HAVE BEEN HERETOFORE CONVEYED OR RESERVED IN PRIOR CONVEYANCES AND ANY AND ALL EASEMENTS OR RIGHTS OF WAY OF RECORD OR PHYSICALLY IN EXISTENCE ON, OVER, OR ACROSS THE ABOVE DESCRIBED LANDS.

To have and to hold the same unto the said **GRANTEE**, and unto its successors and assigns forever, with all appurtenances thereunto belonging. And I hereby covenant with said **GRANTEE** that I will forever warrant and defend the title to the said lands against all claims whatsoever.

And I, the **GRANTOR**, for and in consideration of the said sum of money, do hereby release and relinquish unto the said **GRANTEE** all my rights of dower, curtesy and homestead in and to the said lands.

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EXHIBIT "A"

PART OF THE NW/4 OF THE NW/4, AND A PART OF THE NE/4 OF THE NW/4, ALL IN SECTION 19, TOWNSHIP 12 NORTH, RANGE 24 WEST, MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT SOUTH 89 DEGREES 44 MINUTES 04 SECONDS EAST 500.00 FEET FROM THE NORTHWEST CORNER OF SAID NW/4 OF THE NW/4, THENCE SOUTH 660.0 FEET, THENCE SOUTH 89 DEGREES 44 MINUTES 04 SECONDS EAST 660.0 FEET, THENCE SOUTH 99.30 FEET, THENCE SOUTH 89 DEGREES 44 MINUTES 04 SECONDS EAST 76.57 FEET, THENCE NORTH 759.30 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID NE/4 NW/4, THENCE NORTH 89 DEGREES 44 MINUTES 04 SECONDS WEST 111.56 FEET TO THE NORTHWEST CORNER OF SAID NE/4 OF THE NW/4, THENCE CONTINUING NORTH 89 DEGREES 44 MINUTES 04 SECONDS WEST 625.01 FEET TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 11.333 ACRES MORE OR LESS.