

IN THE CIRCUIT COURT OF POPE COUNTY, ARKANSAS
DIVISION 4

BILL TUCKER, ANNETTE KOCH, MARY
HOPPER, JAMES TUCKER, DONNIE DUNLAP,
and DANIEL DUNLAP

VS.

NO.58CV-2019- 125

EDWARD DALE PETTY, STEPHANIE PETTY,
JUSTICE HOME AND LAND, LLC, and JOHN
ANDREW JUSTICE, Sole Member and Manager of
JUSTICE HOME AND LAND, LLC

PLAINTIFFS

DEFENDANTS

FILED

**COMPLAINT FOR EASEMENT BY PRESCRIPTION
AND ESTABLISHMENT OF PRIVATE DRIVEWAY**

The plaintiffs state as follows for their complaint for an easement by prescription and establishment of a private driveway:

(1) The plaintiffs are residents of Pope County, Arkansas. The defendants are residents of Pope County, Arkansas. The corporate entity status of the separate defendant Justice Home and Land, LLC, an Arkansas limited liability company, has been revoked by the Arkansas Secretary of State, and records indicate that John Andrew Justice is the registered agent, sole member and manager of the revoked entity and thus has been added as a defendant in his individual capacity.

(2) This case concerns a prescriptive easement and establishment of a private driveway to provide access to real property located in the Pope County, Arkansas. This court has jurisdiction and venue is proper.

(3) The plaintiffs own and possess the following real property in Pope County, Arkansas:

A part of the Northeast Quarter of the Southwest Quarter (NE ¼ SW ¼) of Section 36, Township 8 North, Range 21 West, Russellville, Pope County, Arkansas, more particularly described as follows: Commencing at the Northwest Corner of said NE ¼ SW ¼; thence S 88°10'04" E, along the North line thereof, 328.60 feet to the Point of Beginning; thence continue S 88°10'04" E, along said North line, 329.76 feet; thence S 01°40'10" W, 659.13 feet; thence N 88°19'11" W, 331.86 feet; thence N 01°51'06" E, 660.00 feet to the Point of Beginning.

A survey of the above-described property is attached as Exhibit A.

FILED

2017 JAN -5 AM 10:45

CLERK
POPE COUNTY
AR

**IN THE PROBATE COURT OF POPE COUNTY, ARKANSAS
FIFTH DISTRICT**

**IN THE MATTER OF THE ESTATE
OF WOODROW TUCKER, deceased**

NO. 58PR-2016-135

**ORDER APPROVING
ATTORNEY'S FEES, PROPOSED FINAL DISTRIBUTION AND
DISCHARGING PERSONAL REPRESENTATIVES**

NOW ON THE DATE AND YEAR SET FORTH BELOW comes on for hearing the Petition of Bill Tucker and James Tucker, the Personal Representatives herein, for approval of the payment of attorney's fees and costs, administration of the Estate, proposed final distribution and for discharge of the Personal Representatives and the Court, having considered the same, finds:

1) That Bill Tucker and James Tucker were duly appointed and qualified as the Personal Representatives of the Estate of the Decedent, Woodrow Tucker.

2) That the Personal Representatives have managed the Decedent's assets subject to probate administration; published and given all notices required by statutes and this Court, determined and paid all claims against the Estate, and taken all necessary steps to fully administer the Estate.

3) That the time for filing claims against the Estate has expired; there are no contingent claims allowed or outstanding; and there is no liability to the Estate by the Personal Representative.

4) That the Estate was not liable for the payment of United States or Arkansas estate or income taxes.

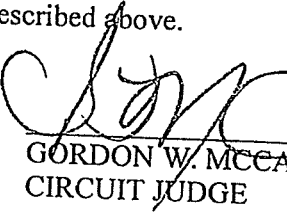
5) All inventories and accountings were waived by all beneficiaries of the Estate and all distributions will be made as required by law.

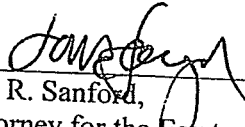
6) The Petitioners will make final distribution of the Estate of the Decedent as required by the Decedent's Will by deeding the Decedent's interest in the land subject to this administration in equal shares to each of the Decedent's heirs; and the same should be approved and confirmed in all respects. Receipts for the same should be dispensed with as each distributee will have a filed deed demonstrating conclusively that he or she has received his or her lawful share of the Estate.

7) The final distribution of the Estate as described above is in accordance with the Decedent's Will and applicable law.

8) The attorney's fees in this administration were \$2,434.80 and have paid by the Personal Representatives.

IT IS THEREFORE, BY THE COURT, CONSIDERED, ORDERED AND ADJUDGED that Final Accounting is waived herein; that the administration of the Estate and this report thereon is approved and confirmed in all respects; that the final distribution of the Estate assets to be made by the Personal Representative be and hereby is approved and confirmed in all respects and the Personal Representatives shall be discharged and the administration of the Estate closed on the signing and recording of the deed described above.


GORDON W. MCCAIN, JR. 1/4/17 Date
CIRCUIT JUDGE


Jon R. Sanford,
Attorney for the Estate

5-7

WILLIE C. FULFORD ET UXTO

J. M. ROACH

\$1.10 Documentary Stamps attached
and cancelled 9-7-1951 L.h.

WARRANTY DEED

WITH RELINQUISHMENT OF DOWER

Know All Men by These Presents:

THAT WE, Willie C. Fulford, and Flora Fulford
his wife, for and in consideration of the sum of - - - Nine Hundred and no/100 - - - DOLLARS,
in hand paid by J. M. Roach the receipt of which is hereby acknowledged,

do hereby Grant, Bargain, Sell and Convey unto the said J. M. Roach
unto his heirs and assigns, forever, the following lands, lying in the County of Pope and State of Arkansas, to-wit:

The East Half of the Northwest Quarter of the Northeast Quarter of Southwest
Quarter of Section Thirty-Six (36) Township Eight (8) North, Range Twenty (20) West,
containing Five (5) acres, more or less.

TO HAVE AND TO HOLD the same unto the said J. M. Roach
and unto his heirs and assigns, forever with all appurtenances therunto belonging.
And we hereby covenant, with said J. M. Roach
that we will forever Warrant and Defend the title to said lands against all lawful claims whatever.
And Flora C. Fulford, wife of the said Willie C. Fulford
for and in consideration of the said sum of money, do hereby release and relinquish unto the said J. M. Roach
all my rights of dower and homestead in and to said lands.
WITNESS our hands and seals, on this 7th day of September, 19 51

Willie C. Fulford (L. S.)
Flora
Mrs. Willie C. Fulford (L. S.)
(L. S.)
(L. S.)

ACKNOWLEDGMENT

STATE OF ARKANSAS, }
County of Pope } ss.

BE IT REMEMBERED, That on this day came before me, the undersigned, a Notary Public
within and for the County aforesaid, duly commissioned and acting, Willie C. Fulford and Flora Fulford
to me well known as the grantor, in the foregoing Deed, and stated that they had executed the same for the consideration, uses and purposes therein
mentioned and set forth.

And on the same day also voluntarily appeared before me, the said Flora Fulford
wife of the said Willie C. Fulford to me well known, and in the absence of her said husband declared that
she had, of her own free will, executed said Deed and signed and sealed the relinquishment of dower and homestead in the said Deed for the consideration and
purposes therein contained and set forth, without compulsion or undue influence of her said husband.

WITNESS MY HAND and seal as such Notary Public on this 7th
day of September, 19 51
(SEAL)

My commission expires Aug. 20, 1953.

John W. Vance
Notary Public

Filed for record on this 7th day of September, 19 51, at 3:00 P. M.,
and recorded this 7th day of September, 19 51.

By _____ D. C.

Leola H. H.

PLAINTIFF'S
EXHIBIT

E

WARRANTY DEED WITH RELINQUISHMENT OF DOWER

Know All Men by These Presents:

THAT WE Wm. E. Riley and Audra Faye Riley, his wife, and John B. Riley and Vera Mae Riley,
his wife, for and in consideration of the sum of ONE AND NO/100 (\$1.00) DOLLARS,
in hand paid by J. M. Roach the receipt of which is hereby acknowledged,

do hereby Grant, Bargain, Sell and Convey unto the said J. M. Roach and
unto his heirs and assigns, forever, the following lands, lying in the County of Pope and State of Arkansas, to-wit:

The East Half of the Northwest Quarter of the Northeast Quarter of the Southwest Quarter of
Section Thirty-Six (36), Township Eight (8) North, Range Twenty-One (21) West, containing
Five (5) acres, more or less.

This deed is given for the purpose of correcting the description of lands conveyed by warranty Deed
dated October 20, 1949, executed by the Grantors herein to Willie C. Fulford and Flora Fulford,
husband and wife, recorded in Deed Record Book "5-X" at page 485, in which the Range number was
incorrect. This same land was subsequently sold by Willie C. Fulford, et ex, to J. M. Roach
by Warranty Deed, dated September 7, 1951, recorded in Deed Record Book "5-X" at page 486.

TO HAVE AND TO HOLD the same unto the said J. M. Roach
and unto his heirs and assigns, forever with all appurtenances thereunto belonging.
And WE hereby covenant with said J. M. Roach
that WE will forever Warrant and Defend the title to said lands against all lawful claims whatever.
And I, Audra Faye Riley, wife of Wm. E. Riley, and Vera Mae Riley wife of the said John B. Riley
for and in consideration of the said sum of money, do hereby release and relinquish unto the said J. M. Roach
all my rights of dower and homestead in and to said lands.
WITNESS our hands and seals, on this 12th day of August, 1954

Wm. E. Riley Audra Faye Riley (L. S.)
John B. Riley Vera Mae Riley (L. S.)

(L. S.)
(L. S.)

ACKNOWLEDGMENT

OKLAHOMA
STATE OF ~~ARKANSAS~~
County of Tulsa ss.

BE IT REMEMBERED, That on this day came before me, the undersigned, a Notary Public
within and for the County aforesaid, duly commissioned and acting. Wm. E. Riley; Audra Faye Riley; John B. Riley; Vera Mae Riley
to me well known as the grantors. SE In the foregoing Deed, and stated that they had executed the same for the consideration, uses and
purposes therein mentioned and set forth.

And on the same day also voluntarily appeared before me, the said Audra Faye Riley and Vera Mae Riley, wives
~~XXXX~~ of the said Wm. E. Riley and John B. Riley to me well known, and in the absence of her said husband declared that
she had, of her own free will, executed said Deed and signed and sealed the relinquishment of dower and homestead in the said Deed for the con-
sideration and purposes therein contained and set forth, without compulsion or undue influence of her said husband.

WITNESS MY HAND and seal as such Notary Public on this 16
day of December, 1954
(SEAL)

Nellie E. Lusk
Notary Public

My commission expires 4-13-1956

Filed for record on this 25th day of February, 1955, at 1:30 o'clock P. M.,
and recorded this 25th day of February, 1955.

By

Louis Hood

PLAINTIFF'S
EXHIBIT

F

WM. E. RILEY ET AL TO WILLIE C. FULFORD ET EX

5-7

\$1.65 Documentary Stamps attached
& cancelled 9-7-1951 L.H.

WARRANTY DEED WITH RELINQUISHMENT OF DOWER

Know All Men by These Presents:

THAT WE Wm. E. Riley and Audra Faye Riley, his wife; and John B. Riley and Vera Mae Riley
his wife, for and in consideration of the sum of Eleven Hundred - - - - (\$1100.00) - - - - - DOLLARS,
in hand paid by Willie C. Fulford and Flora Fulford, husband and wife the receipt of
which is hereby acknowledged,

do hereby Grant, Bargain, Sell and Convey unto the said Willie C. Fulford and Flora Fulford, husband and wife
unto their heirs and assigns, forever, the following lands, lying in the County of Pope and State of Arkansas, to-wit:

The East Half of the Northwest Quarter of the Northeast Quarter of the Southwest
Quarter of Section Thirty-six; (36) Township Eight (8) North, Range Twenty (20) West,
containing Five (5) acres more or less.

TO HAVE AND TO HOLD the same unto the said Willie C. Fulford and Flora Fulford husband and wife
and unto their heirs and assigns, forever with all appurtenances thereunto belonging.
And we hereby covenant with said Willie C. Fulford and Flora Fulford husband and wife
that we will forever Warrant and Defend the title to said lands against all lawful claims whatever.
And Audra Faye Riley, wife of said Wm. E. Riley, deceased and Verna Mae Riley wife of the said
John B. Riley for and in consideration of the said sum of money, do hereby release and relinquish unto the said Willie C. Fulford and Flora Fulford
all my rights of dower and homestead in and to said lands.

WITNESS our hands and seals, on this 20th day of October, 1949.

John B. Riley

W. E. Riley

(L. S.)

Vera Mae Riley

Audrey Fay Riley

(L. S.)

(L. S.)

(L. S.)

ACKNOWLEDGMENT

STATE OF ARKANSAS,

County of Pope

BE IT REMEMBERED, That on this day came before me, the undersigned, a Notary Public
within and for the County aforesaid, duly commissioned and acting, Wm. E. Riley and Audra Faye Riley
to me well known as the grantor, in the foregoing Deed, and stated that they had executed the same for the consideration, uses and purposes therein
mentioned and set forth.

And on the same day also voluntarily appeared before me, the said Audra Faye Riley & Vera Mae Riley
wives of the said Wm. E. Riley and John B. Riley, to me well known, and in the absence of her said husband declared that
she had, of her own free will, executed said Deed and signed and sealed the relinquishment of dower and homestead in the said Deed for the consideration and
purposes therein contained and set forth, without compulsion or undue influence of her said husband.

WITNESS MY HAND and seal as such, Notary Public on this 20th
day of October, 1949.

(SEAL)

Will D. Vance

Notary Public

My commission expires November 10th, 1949.

Filed for record on this 7th day of September, 1951 at 2:45 o'clock, P. M.,
and recorded this 7th day of September, 1951.

By D. C. Louis Hood Clerk.

PLAINTIFF'S
EXHIBIT

G

Clerk] under the seal of this Court, to the end that the same may be admitted to record in the office of the Recorder of Pope County, Arkansas.

IN TESTIMONY, That the foregoing part of one page of printed and written matter contains a true, complete and compared transcript of the order of approval and entry of acknowledgment, duly entered of record in the Record Book No. "P" at Page 598 of the Pope Chancery Court of Pope County, Arkansas, I, W. B. Langford as Clerk of said Court, do hereunto subscribe my name, and hereto affix the seal of said Court, at the office of the Clerk of said Court, in said County, this the 2nd day of November A. D. 1945.

(SEAL) W. B. Langford Clerk

STATE OF ARKANSAS, }
COUNTY OF POPE. } SS.

BE IT REMEMBERED, That on this 2nd day of November, 1945 personally appeared before me, a Notary Public, within and for the above named county and State, W. B. Langford as Commissioner of Pope Chancery Court, to me personally well known as the person named in the foregoing deed as the grantor, and acknowledged that he had, as such Commissioner, executed the same for the consideration and purposes therein set forth.

AS WITNESS my hand and official seal as such Notary Public the day and year above mentioned.

(SEAL) Dora Myrtle Strickland
Notary Public

My commission expires July 5, 1948

Filed for record on the 20th day of November, 1945 at 4 o'clock P. M. and recorded on this the 20th day of November, 1945. W. B. Langford, Clerk.

J. H. WOODARD SR. et ux TO Wm. E. RILEY et al
WARRANTY DEED 55¢ documentary stamps attached -
Cancelled 11-23-45 W. B. L.

WITH LIEN AND RELINQUISHMENT OF LOWER

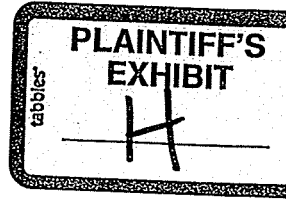
KNOW ALL MEN BY THESE PRESENTS:

THAT WE, J. H. Woodard, Sr. and Bethena Woodard his wife for and in consideration of the sum of Five Hundred Dollars (\$500.00) paid and to be paid by Wm. E. Riley and John B. Riley as follows, to-wit: One Hundred Dollars, cash in hand (the receipt of which is hereby acknowledged), and \$400. in monthly payments of \$25.00 each, beginning on Dec. 10, 1945 and \$25.00 on the 10th of each and every succeeding month till the full sum of \$400.00 is paid together with 6% interest on all unpaid balances, if default is made for 90 days in payments grantor may declare whole amount due but the balance due can be paid by grantees at any time payable at Peoples Exchange Bank, Russellville Reserving all minerals in said land, bearing interest from date until paid, at the rate of 6 per cent per annum, do hereby grant, bargain, and sell unto the said Wm. E. Riley and John B. Riley and unto their heirs and assigns forever, the following lands lying in the County of Pope, and State of Arkansas, to-wit:

The W 1/2 of the NE 1/4 of the SW 1/4 of Sec. 36 Tp. 8 N. R. 21 W. containing 20 acres, more or less - all minerals in, and under said lands are expressly reserved.

To have and to hold the same unto the said Wm. E. Riley and John B. Riley and unto their heirs and assigns forever, with all appurtenances thereunto belonging.

And we hereby covenant with said Wm. E. Riley and John B. Riley that we will for-





**LIMITED WARRANTY DEED NO 184065
FOR FORFEITED PROPERTY SOLD**

**JOHN THURSTON
COMMISSIONER OF STATE LANDS
STATE OF ARKANSAS**



**CERTIFICATE of RECO
Book 2015-20-00055**

Miscellaneous Book

Filed: 05/04/2015 10:28 am
Pope County, Arkansas
Diane Willcutt, Circuit Clerk
By: DJ Austin, D.C.

2 Pages \$20.00

KNOW ALL, BY THESE PRESENTS

The following described lands situated in the County of **POPE** and the State of Arkansas, w
taxation for the years set forth below; and whereas, said property was certified by said County to the State of
Arkansas for non-payment of the taxes due thereon as set forth below, to wit:

SEE ATTACHED

Parcel Number: **864-00040-000R** Year Forfeited: **2009** Code: **129-8**

AND WHEREAS, after the expiration of the time required by law, said property remaining unredeemed was
subject to sale by the Commissioner of State Lands pursuant to the provisions of Act 626 of 1983, as amended; the
Commissioner of State Lands did on April 07, 2015, by virtue of the authority vested in him, offer for sale at public
auction said property.

AND WHEREAS, at the time aforesaid, **JUSTICE HOME & LAND, LLC 102 PARK PLACE
RUSSELLVILLE, AR 72802** being the highest qualified bidder did pay unto the Commissioner of State Lands the
sum of **\$755.04**, the whole amount bid;

NOW; THEREFORE, KNOW YE, THAT I, John Thurston, Commissioner of State Lands within and for the
State of Arkansas for and in consideration of the said sum of money so paid, receipt of which is hereby
acknowledged, and under and by virtue of the authority vested in me by law, do, by these presents, **CONVEY** unto
the above named person and their heirs and assigns, all the right, title and interest of the State of Arkansas in and to
the said property, or which may be hereafter acquired. The Commissioner of State Lands does not warrant the title
conveyed hereunder and acknowledges that same is subject to challenge as allowed by law.

TO HAVE AND TO HOLD the same unto the said **JUSTICE HOME & LAND, LLC** and unto their heirs and
assigns.

WITNESS MY HAND AND OFFICIAL SEAL, as Commissioner of State Lands, on this date **04/27/2015**.

This instrument prepared by:

Commissioner of State Lands
500 Woodlane Street, Suite 109
Little Rock, Arkansas 72201



**JUSTICE HOME & LAND, LLC
102 PARK PLACE
RUSSELLVILLE, AR 72802**

John Thurston
Commissioner of State Lands

Lyle Pelton
Deputy Commissioner of State Lands

Taxes: **2009 - 2013**

Was assessed in the name of:
**EDWARD DALE & STEPHANIE PETTY%DALE
& STEPHANIE PETTY**





**LIMITED WARRANTY DEED NO 184065
FOR FORFEITED PROPERTY SOLD**

**JOHN THURSTON
COMMISSIONER OF STATE LANDS
STATE OF ARKANSAS**

LEGAL DESCRIPTION ATTACHMENT

County: POPE

Parcel #: 864-00040-000R

Year Forfeited

2009

Code:

129-8

Property Description:

PART OF THE E1/2 NE1/4 SW1/4, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING 548' SOUTH OF THE NW CORNER OF SAID E1/2 NE1/4 SW1/4; RUN THENCE EAST 231'; THENCE SOUTH 249'; THENCE WEST 231'; THENCE NORTH 249' TO THE POINT OF BEGINNING. Section: 36 Township: 08N Range: 21W Acreage: 1 Lot: Block: City: RUSSELLVILLE Addition: RSVL BY SECTIONS SD: 14RU



STATE OF ARKANSAS
CORRECTION CERTIFICATE OF THE COUNTY COLLECTOR

CERTIFICATE of RECORD
Book 2014-48-00559

Miscellaneous Book

Filed: 11/12/2014 09:03 am
Pope County, Arkansas
Fern Tucker, Circuit Clerk
By: Jennifer Duvall, D.C.

1 Page \$0.00

COUNTY OF POPE

I, Rita Chandler, Collector and custodian of the delinquent tax records thereof, do hereby certify the following change to the records of the Commissioner of State Lands Office:

PARCEL NUMBER: 864-00040-000R

TYPE OF CHANGE: Cancel Entry ☒ Amend Entry

LEGAL DESCRIPTION RSVL BY SECTIONS 36-08N-21W 1 Acres PT NE SW CITY OF RUSSELLVILLE

129-8

YEAR FORFEITED: 2009

CURRENT NAME and ADDRESS OF RECORD OWNER: Edward Dale Petty & Stephanie Hector, AR 72843
REASON FOR CHANGE: 197 Osprey PL, Hector, AR 72843

☐ NAME/ADDRESS CHANGE ☐ CHANGE IN LEGAL DESCRIPTION ☒ CHANGE IN TAX AMOUNT

REASON FOR CANCELLATION: Please note a cancellation is limited to one of the following reasons:

☐ DOUBLE ASSESSED ☐ PARCEL DOES NOT EXIST ☐ EXEMPT

CHANGE IF CURRENT NAME AND ADDRESS DOES NOT MATCH THE STL RECORDS.

Please show the old and new tax valuation and tax amount for each year.

YEAR	OLD 20 12	NEW 20 13	OLD 20	NEW 20	OLD 20	NEW 20	OLD 20	NEW 20
VALUE	8440	3000						
TAX	389.08	138.30						
HTC	4350.00	0						

Total Tax 39.08 138.30

Rita Chandler 7-7-14
Name Date

This form must be recorded on the records of the Commissioner of State Lands before it is recorded at the County.

COMMISSIONER OF STATE LANDS OFFICE

I, John Thurston, have received and approved the above referenced correction to the records of the Commissioner of State Lands Office

Recorded In Computer

Recorded on Certification

Name NOV 03 2014 Date

CERTIFICATE OF RECORD

STATE OF ARKANSAS
COUNTY OF POPE

I, _____, Circuit Clerk and Ex-Office recorder for the County aforesaid hereby certify that this certification was filed for record in my office this _____ day of _____, 20____ at _____ o'clock _____ M, and the same is now duly recorded in Book _____ Page _____.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County this _____ day of _____, 20____.

Name Date

PLAINTIFF'S
EXHIBIT

J

Prepared under the supervision of:
Bill Strait, Attorney
108 North 2nd St.

Dardanelle, AR 72834

CLERK'S CERTIFICATE OF RECORD
STATE OF ARKANSAS - COUNTY OF POPE
I, FERN TUCKER, Circuit Clerk and Recorder of
the County attested and certify that this
instrument was filed for record on 7/28/2004
12:56:48 PM, and the same is now
duly recorded in Miscellaneous Book 2884-61 Page
793 - 794
773-794
hand and the seal of said court this
28th day of July, 2004
Fern Tucker - Circuit Clerk and Recorder
D.C.

WARRANTY DEED

MARRIED PERSONS

Know All Men by These Presents:

THAT WE, Mack Land
Ann Land

and

, husband and wife, GRANTORS,

for and in consideration of the sum of Ten Dollars and other good and valuable
consideration

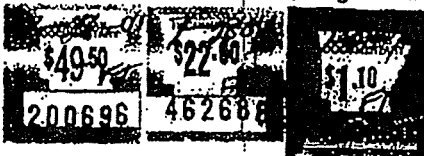
DOLLARS (\$ 10.00),

in hand paid by Edward Dale Petty and Stephenie Petty, his wife

, GRANTEE s, the receipt of which is hereby acknowledged, hereby grant,
bargain, sell and convey unto the said GRANTEE s, and unto their heirs and
assigns forever, the following lands lying in Pope County, Arkansas:

Part of the East Half of the Northeast Quarter of the Southwest Quarter
(E/2 NE/4 SW/4) of Section 36, Township 8 North, Range 21 West, more particularly
described as follows: Beginning 548 feet South of the NW Corner of said E/2
NE/4 SW/4; run thence East 231 feet; thence South 249 feet; thence West 231
feet; thence North 249 feet to the Point of Beginning.

Subject to all easements, rights-of-way, reservations and restrictions of record.



To have and to hold the same unto the said GRANTEE s, and unto their
heirs and assigns forever, with all appurtenances thereunto belonging.

And we hereby covenant with said GRANTEE s that we will forever warrant and defend the
title to the said lands against all claims whatever.

And we, the GRANTORS, Mack Land and Ann Land, husband and wife

for and in consideration of the said sum of money, do hereby release and relinquish unto the said
GRANTEES s all our rights of dower, curtesy and homestead in and to the said lands.

WITNESS our hands and seals on this 5 day of FEBRUARY, 1998

04-61-793

Mack Land
Mack Land
Ann Land
Ann Land

PLAINTIFF'S
EXHIBIT

K

ACKNOWLEDGMENT

STATE OF ARKANSAS

County of Pope

ss.

On this day, personally appeared before me Mack Land

and Ann Land known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and official seal this 5 day of FEBRUARY, 1998

My commission expires:

12-15-00

(SEAL)

[Signature]
Notary Public.

CERTIFICATE OF RECORD

STATE OF ARKANSAS

County of _____

ss.

ss.

I, _____, Circuit Clerk and Ex-Officio Recorder for the County aforesaid, do hereby certify that the annexed and foregoing instrument of writing was filed for record in my office on the _____ day of _____ A. D. 19____, at _____ o'clock _____ M., and the same is now duly recorded, with the acknowledgments and certificates thereon, in "Record Book _____" page _____.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Court, this _____ day of _____, 19____.

Circuit Clerk and Ex-Officio Recorder.

By _____, D. C.

04-61-794

WARRANTY DEED

MARRIED PERSONS

Mack Land and Ann Land
TO

Edward Dale Petty and Stephanie Petty

Pc. E/2 NE/4 SW/4 36-8-21

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

Grantee/Agent: [Signature]

Grantee's address: 118 Ramasco

City & State: POSSVILLE, AR

28862

Filed for record on this _____ day of _____

at _____, 19____, at _____

o'clock _____ M.

By _____, Clerk.

By _____, D. C.

NOTE: A wine man will have his deed recorded.

FORM NO. 244K REV. 3/71 CLASS 1

PREPARED BY:
BILL STRAIT
108 N. 2ND
DARDANELLE, AR

W A R R A N T Y D E E D

THAT WE Aura Lee Land, widow, Linda Land Crow and Tommy Crow, husband and wife, Ann Land Selig and Jim Selig, husband and wife, James Andy Land and Annette Land, husband and wife, Billy Michael Land and Diann Land, husband and wife, being the widow and heirs of Dalton Land, deceased; Era Land Davis, widow and Velma Lee Land Gadberry and Bobby Gadberry, husband and wife being the widow and heirs of Loyd Land, deceased; Johnie Land and Nora Land, husband and wife; Irene Land Pearson and Ralph Pearson, husband and wife; George Raymond Williamson, widower, Roger Williamson and Ella Williamson, husband and wife Darrell Williamson and Donna Williamson, husband and wife, Doug Williamson and Karen Williamson, husband and wife being the widower and heirs of Martha Lorene Land Williamson, deceased and Mack Land and Ann Land, husband and wife and Annie Land Kitterman being all the heirs at law of Thomas Esco Land, deceased, GRANTORS for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by Mack Land and Ann Land, husband and wife, GRANTEES, the receipt of which is hereby acknowledged, hereby grant, bargain, sell and convey unto said GRANTEES, and unto their heirs and assigns the following lands lying in
POPE COUNTY, ARKANSAS:

Part of the E/2 of the NE/4 SW/4 of Section 36, Township 8 North, Range 21 West, described as beginning 548 feet South of the Northwest corner of said E/2 NE/4 SW/4; run thence East 231 feet; thence South 249 feet; thence West 231 feet; thence North 249 feet to the Point of Beginning.

Subject to all easements, rights of way, reservations and restrictions of record.

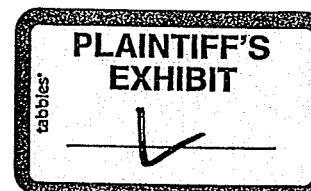
To have and hold the same unto said GRANTEES, and unto their heirs and assigns forever, with all appurtenances thereunto belonging.

And we hereby covenant with said GRANTEES that we will forever warrant and defend the title to the said lands against all claims whatever.

And we, the GRANTORS Aura Lee Land, Linda Land Crow, Tommy Crow, Ann Land Selig, Jim Selig, Billy Michael Land and Diann Land, Era Land Davis, Velma Lee Land Gadberry, Bobby Gadberry, Johnie Land, Nora Land, Irene Land Pearson, Ralph Pearson, George Raymond Williamson, Roger Williamson, Ella Williamson, Darrell Williamson, Donna Williamson, Doug Williamson, Karen Williamson, Mack Land, Ann Land and Annie Land Kitterman for and in consideration of the said sum of money, do hereby release and relinquish unto the said GRANTEES all our rights of dower, curtesy and homestead in and to the said lands.

NOTED AND RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF POPE, ARKANSAS, THIS 28th DAY OF MAY, 1994.
Mack Land
Bop 3944 St.
Tullock TX 79412
CITY AND STATE

280 594



WITNESS our hands and seals on this 27 day
of November, 1996.

Aura Lee Land
Aura Lee Land

Linda Land Crow
Linda Land Crow

Ann Land Selig
Ann Land Selig

James Andy Land
James Andy Land

Billy Michael Land
Billy Michael Land

Era Land Davis
Era Land Davis

Velma Lee Land Gadberry
Velma Lee Land Gadberry

John Land
John Land

Irene Land Pearson
Irene Land Pearson

George Raymond Williamson
George Raymond Williamson

Roger Williamson
Roger Williamson

Darrell Williamson
Darrell Williamson

Doug Williamson
Doug Williamson

Mack Land
Mack Land

Annie Land Kitterman
Annie Land Kitterman

Tommy Crow
Tommy Crow

Jim Selig
Jim Selig

Annette Land
Annette Land

Diann Land
Diann Land

Bobby Gadberry
Bobby Gadberry

Nora Land
Nora Land

Ralph Pearson
Ralph Pearson

Elfa Williamson
Elfa Williamson

Donna Williamson
Donna Williamson

Karen Williamson
Karen Williamson

Ann Land
Ann Land

ACKNOWLEDGMENT

STATE OF ARKANSAS }
COUNTY OF POPE }

BE IT REMEMBERED, That on this day came before me, the undersigned a notary public within and or the County aforesaid, duly commissioned and acting Aura Lee Land, Linda Land Crow, Tommy Crow, James Andy Land, Annette Land, Billy Michael Land, Diann Land, Era Land Davis, Velma Lee Land Gadberry, Bobby Gadberry, Mack Land, Ann Land and George Raymond Williamson well known as the grantors in the foregoing Deed and acknowledged that they have executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public on this 27 of November 1996.

MY COMMISSION EXPIRES:

12-1-00

[Signature]
280595

ACKNOWLEDGMENT

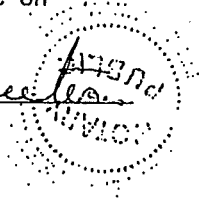
STATE OF ARKANSAS }
COUNTY OF POPE }

BE IT REMEMBERED, That on this day came before me, the undersigned a notary public within and or the County aforesaid, duly commissioned and acting Johnie Land and Nora Land well known as the grantors in the foregoing Deed and acknowledged that they have executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public on this 28 of Oct., 1996.

MY COMMISSION EXPIRES: 4-30-01

Carlton J. Jester



ACKNOWLEDGMENT

STATE OF ARKANSAS }
COUNTY OF }

BE IT REMEMBERED, That on this day came before me, the undersigned a notary public within and or the County aforesaid, duly commissioned and acting Ann Land Selig and Jim Selig well known as the grantors in the foregoing Deed and acknowledged that they have executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public on this 31st of October, 1996.

MY COMMISSION EXPIRES: 6-18-2002

Pamela A. Moreton



ACKNOWLEDGMENT

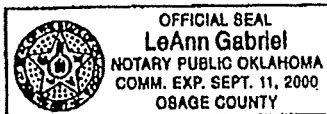
STATE OF OKLAHOMA }
COUNTY OF }

BE IT REMEMBERED, That on this day came before me, the undersigned a notary public within and or the County aforesaid, duly commissioned and acting Irene Land Pearson Ralph Pearson well known as the grantors in the foregoing Deed and acknowledged that they have executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public on this 31st of October, 1996.

MY COMMISSION EXPIRES: 9.11.2000

LeAnn Gabriel



280 596

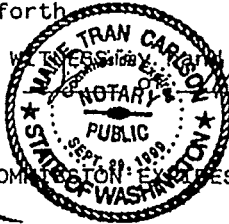
ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF King

BE IT REMEMBERED, That on this day came before me, the undersigned a notary public within and or the County aforesaid, duly commissioned and acting Roger Williamson and Ella Williamson well known as the grantors in the foregoing Deed and acknowledged that they have executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public on this 21st of November, 1996.

MY COMMISSION EXPIRES:



9-29-1999

ACKNOWLEDGMENT

STATE OF Missouri
~~KANSAS~~
COUNTY OF Clay

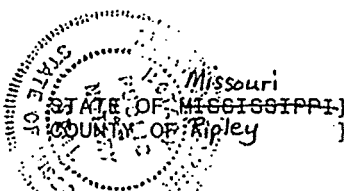
BE IT REMEMBERED, That on this day came before me, the undersigned a notary public within and or the County aforesaid, duly commissioned and acting Darrell Williamson and Donna Williamson well known as the grantors in the foregoing Deed and acknowledged that they have executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public on this 21st of November, 1996.

MY COMMISSION EXPIRES: 12-4-98

Linda L. Lawrence

ACKNOWLEDGMENT



BE IT REMEMBERED, That on this day came before me, the undersigned a notary public within and or the County aforesaid, duly commissioned and acting Doug Williamson and Karen Williamson well known as the grantors in the foregoing Deed and acknowledged that they have executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public on this 25th of November, 1996.

MY COMMISSION EXPIRES:

Mary A. Raper

Mary A. Raper
Notary Public, State of Missouri
County of Ripley
My Commission Expires 03/22/00

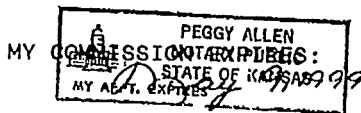
282 597

ACKNOWLEDGMENT

STATE OF KANSAS }
COUNTY OF Saline }

BE IT REMEMBERED, That on this day came before me, the undersigned a notary public within and or the County aforesaid, duly commissioned and acting Annie Land Kitterman well known as the grantors in the foregoing Deed and acknowledged that they have executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public on this 1st of December 1996.



Peggy Allen

CERTIFICATE OF RECORD

STATE OF ARKANSAS)
COUNTY OF POPE)

I, Juanita Barber, Clerk of the Circuit Court and Ex-Officio Recorder for the County aforesaid, do hereby certify that the within and foregoing instrument of writing was filed for record in my office this 20 day of Jan, A.D. 1998 at 2:10 o'clock P M, and the same is now duly recorded, with the acknowledgments and certificated thereon, in "Record Book 28N", "Page 574-578."

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Court, this 20 day of Jan, 1998.

Juanita Barber Clerk

28N 578

CLYDE PIERSON ET UX

TO

THOMAS ESCO LAND ET UX

THE PIERCE CO., LITTLE ROCK, ARK.

This instrument prepared in the
office of John G. Rye, Attorney
Russellville, Arkansas

WARRANTY DEED

WITH RELINQUISHMENT OF DOWER

Know All Men by These Presents:

THAT WE, Clyde Pierson, and Lorana Pierson
his wife, for and in consideration of the sum of One Thousand and no/100 DOLLARS,
(\$1,000.00) in hand paid by Thomas Escó Land and Minnie Lee Land, husband and wife, GRANTEES, the receipt
of which is hereby acknowledged,

do hereby Grant, Bargain, Sell and Convey unto the said GRANTEES
unto their heirs and assigns, forever, the following lands, lying in the County of Pope and State of Arkansas, to-wit:

Part of the E $\frac{1}{2}$ of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 36, Township 8 North, Range 21 West
described as beginning 548 feet South of the Northwest Corner of said E $\frac{1}{2}$ NE SW
run thence East 231 feet; thence South 249 feet; thence West 231 feet; thence
North 249 feet to point of beginning.

TO HAVE AND TO HOLD the same unto the said GRANTEES
and unto their heirs and assigns, forever with all appurtenances thereunto belonging.
And we hereby covenant with said GRANTEES
that we will forever Warrant and Defend the title to said lands against all lawful claims whatever.
And I, Lorana Pierson, wife of the said Clyde Pierson
for and in consideration of the said sum of money, do hereby release and relinquish unto the said GRANTEES
all my rights of dower and homestead in and to said lands.

WITNESS our hands and seals, on this 28 day of March, 19 64
Clyde Pierson (L. S.)
Lorana Pierson (L. S.)
(L. S.)
(L. S.)

ACKNOWLEDGMENT

STATE OF ARKANSAS, }
County of POPE } ss.

BE IT REMEMBERED, That on this day came before me, the undersigned, a Notary Public
within and for the County aforesaid, duly commissioned and acting, Clyde and Lorana Pierson, husband and wife
to me well known as the grantor, in the foregoing Deed, and stated that they had executed the same for the consideration, uses and purposes therein
mentioned and set forth.

And on the same day also voluntarily appeared before me, the said LORANA PIERSON
wife of the said Clyde Pierson, to me well known, and in the absence of her said husband declared that
she had, of her own free will, executed said Deed and signed and sealed the relinquishment of dower and homestead in the said Deed for the consideration and
purposes therein contained and set forth, without compulsion or undue influence of her said husband.

WITNESS MY HAND and seal as such Notary Public on this 28
day of March, 19 64
(SEAL) Bonnie Sus Harper

My commission expires 6-19-66

Filed for record on this 30th day of March, 19 64, at 3 o'clock, P. M.,
and recorded this 30th day of March, 19 64.

PLAINTIFF'S
EXHIBIT

M

This instrument prepared
by R. M. Priddy, Attorney
Russellville, Arkansas

WARRANTY DEED

WITH RELINQUISHMENT OF DOWER

Know All Men by These Presents:

THAT WE, Raymond Dixon, and Dorothy Dixon
his wife, for and in consideration of the sum of Two Hundred and no/hundreds DOLLARS,
(\$200.00) to us in hand paid by Clyde Pierson and Lorens Lips Pierson, husband and wife, the receipt
of which we hereby acknowledge,

do hereby Grant, Bargain, Sell and Convey unto the said Clyde Pierson and Lorens Lips Pierson, husband and wife, and
unto their heirs and assigns, forever, the following lands, lying in the County of Pope and State of Arkansas, to-wit:

Part of the East Half (E $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of
Section Thirty-six (36), Township Eight (8) North, Range Twenty-one (21) West, more particularly
described as follows: Beginning 548 feet South of the Northwest Corner of the said E $\frac{1}{2}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$;
thence East 231 feet; thence South 249 feet; thence West 231 feet; thence North 249 feet to the
point of beginning.

TO HAVE AND TO HOLD the same unto the said Clyde Pierson and Lorens Lips Pierson, husband and wife,
and unto their heirs and assigns, forever with all appurtenances thereunto belonging.
And we hereby covenant with said Clyde Pierson and Lorens Lips Pierson, husband and wife,
that we will forever Warrant and Defend the title to said lands against all lawful claims whatever.
And I, Dorothy Dixon, wife of the said Raymond Dixon
for and in consideration of the said sum of money, do hereby release and relinquish unto the said Clyde Pierson and Lorens Lips Pierson, husband
all my rights of dower and homestead in and to said lands.

WITNESS our hands and seals, on this 16th day of January, 1961.

Raymond Dixon (L. S.)

Dorothy Dixon (L. S.)

(L. S.)

(L. S.)

ACKNOWLEDGMENT

STATE OF ARKANSAS,
POPE
County of _____ ss.

BE IT REMEMBERED, That on this day came before me, the undersigned, a Notary Public
within and for the County aforesaid, duly commissioned and acting, Raymond Dixon and Dorothy Dixon, his wife,
to me well known as the grantor^s in the foregoing Deed, and stated that they had executed the same for the consideration, uses and purposes
therein mentioned and set forth.

And on the same day also voluntarily appeared before me, the said Dorothy Dixon
wife of the said Raymond Dixon, to me well known, and in the absence of her said husband declared that she
had, of her own free will, executed said Deed and signed and sealed the relinquishment of dower and homestead in the said Deed for the consideration and
purposes therein contained and set forth, without compulsion or undue influence of her said husband.

WITNESS MY HAND and seal as such Notary Public on this 16th
day of January, 1961

(SEAL) My commission expires Sept. 15th, 1962.

Mary H. Vance
Notary Public

Filed for record on this 19th day of January, 1961 at 1 o'clock, P. M., and
recorded this 19th day of January, 1961

By _____, D. C. Louis Hood Clerk.

PLAINTIFF'S
EXHIBIT

N

EMMA FRANKLIN

BOOK 6-II
TO

RAYMOND R. DIXON ET UX

PARKIN PTC. & STA. CO., LITTLE ROCK—52319

WARRANTY DEED

WITH BARRING OF DEEDS

Unmarried Person

Know All Men By These Presents:

THAT we, I, Emma Franklin ~~XXXX~~ an unmarried person,
 for and in consideration of the sum of FOUR HUNDRED FIFTY AND NO/100 - - - (\$450.00) DOLLARS,
 paid by Raymond R. Dixon and Dortha Lucile Dixon, husband and wife the receipt of which
 is hereby acknowledged,

do hereby Grant, Bargain, Sell and Convey unto the said Raymond R. Dixon and Dortha Lucile Dixon, husband and wife
 unto their heirs and assigns, forever, the following lands, lying in the County of Pope and State of Arkansas, to-wit:
 Part of the East Half ($E\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$),
 Section 36, Township 8 North, Range 21 West described as beginning at a point 369 feet
 West of the SE-corner of said East Half of Northeast Southwest ($E\frac{1}{2}$ NE SW); thence North
 523 feet; thence West 60 feet; thence North 593 feet; thence West 231 feet; thence
 South 1116 feet, being the Southwest corner of said tract; thence East 291 feet to
 point of beginning and containing 6 acres, more or less.

TO HAVE AND TO HOLD the same unto the said Raymond R. Dixon and Dortha Lucile Dixon, husband and wife
 and unto their heirs and assigns, forever with all appurtenances thereunto belonging.

And I Emma Franklin hereby covenant with said Raymond R. Dixon and Dortha Lucile Dixon, husband and wife
 that I will forever Warrant and Defend the title to said lands against all lawful claims whatever.

~~XXXX~~
 for and in consideration of the said sum of money do hereby release and relinquish unto the said
~~XXXX~~

WITNESS my hand and seals on this 20 day of July, 19 53

Emma Franklin (L.S.)

(L.S.)

(L.S.)

(L.S.)

ACKNOWLEDGMENT

STATE OF ARKANSAS,
 County of Pope } ss.

ss.

BE IT REMEMBERED, That on this day came before me, the undersigned, a Notary Public
 within and for the County aforesaid, duly commissioned and acting, Emma Franklin
 to me well known as the grantor in the foregoing Deed, and stated that she had executed the same for the consideration, uses and pur-
 poses therein mentioned and set forth.

~~And on this day I, the undersigned, Notary Public, have seen and known the said Emma Franklin, and she has acknowledged to me that she has executed the foregoing Deed for the purposes and consideration therein mentioned and set forth.~~

WITNESS MY HAND and seal as such Notary Public on this 20
 day of July, 19 53
 (SEAL) Will D. Vance

My commission expires Nov. 10, 1953.

Notary Public

Filed for record on this 24th day of July, 19 53 at 1:00 o'clock, P. M.
 and recorded this 24th day of July, 19 53.

By D. C. Louis Hood

PLAINTIFF'S
 EXHIBIT

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IN THE CIRCUIT COURT OF POPE COUNTY, ARKANSAS
DIVISION 4

BILL TUCKER, ANNETTE KOCH, MARY
HOPPER, JAMES TUCKER, DONNIE DUNLAP,
and DANIEL DUNLAP

PLAINTIFFS

VS.

NO.58CV-2019- 125

EDWARD DALE PETTY, STEPHANIE PETTY,
JUSTICE HOME AND LAND, LLC, and JOHN
ANDREW JUSTICE, Sole Member and Manager of
JUSTICE HOME AND LAND, LLC

DEFENDANTS

AFFIDAVIT OF BILL TUCKER

I, Bill Tucker, first being duly sworn, upon oath state of personal knowledge:

1. My parents, Woodrow Tucker and Nova Tucker, purchased the following described property in August of 1964:

A part of the Northeast Quarter of the Southwest Quarter (NE ¼ SW ¼) of Section 36, Township 8 North, Range 21 West, Russellville, Pope County, Arkansas, more particularly described as follows: Commencing at the Northwest Corner of said NE ¼ SW ¼; thence S 88°10'04" E, along the North line thereof, 328.60 feet to the Point of Beginning; thence continue S 88°10'04" E, along said North line, 329.76 feet; thence S 01°40'10" W, 659.13 feet; thence N 88°19'11" W, 331.86 feet; thence N 01°51'06" E, 660.00 feet to the Point of Beginning.

2. The property was my parents' homestead for over 50 years.
3. My parents, who are mine and my siblings' predecessors in title, continuously possessed and used the property until their deaths – it was their homestead; my mother passed away in 2006, and my father passed away in 2016. The entire time my parents possessed and resided on the above-described property, they accessed it via an easement and gravel driveway described as follows:

A 20.00 ft. wide easement, being a part of the NE ¼ SW ¼ of Section 36, Township 8 North, Range 21 West, Russellville, Pope County, Arkansas, more particularly described as follows: Commencing at the Northwest Corner of said NE ¼ SW ¼; thence S 88°10'04" E, along the North line thereof, 658.36 feet; thence S 01°40'10" W, 549.21 feet to a point on the centerline of an easement and gravel drive and the Point of Beginning; thence along the centerline of said easement and gravel drive as follows: S 89°06'32" E, 8.69 feet; S 79°38'10" E, 69.02 feet; N 87°31'05" E, 35.84 feet; N 76°44'57" E, 70.30 feet to a point on the centerline of Damascus Road and the point of termination, said easement and drive lying 10.00 feet each side of the above-described centerline.

PLAINTIFF'S
EXHIBIT

P

4. My parents maintained the road during their lifetime, including the maintenance and addition of gravel onto the roadway, and they mowed up to and around the easement, keeping it in a neat and orderly condition, and my siblings and I have continued to maintain the easement. None of the defendants or anyone else has attempted to interfere with our use, or with our predecessors use of the above-described easement.

FURTHER AFFIANT SAYETH NOT.

Bill Tucker
BILL TUCKER

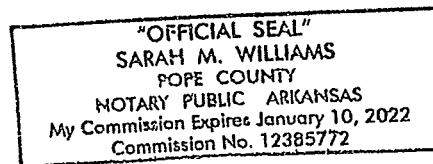
ACKNOWLEDGMENT

STATE OF ARKANSAS)
COUNTY OF POPE)

On this 13th day of March, 2019, before me, a Notary Public, personally appeared Bill Tucker, who executed the foregoing instrument for the purposes therein contained, by signing their names thereto. IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires:
1-10-2022

Sarah M. Williams
NOTARY PUBLIC



2019 FEB -5 AM 9: 56

IN THE CIRCUIT COURT OF POPE COUNTY, ARKANSAS
 PROBATE DIVISION

PAM ENNIS
 POPE COUNTY CLERK

IN THE MATTER OF THE ESTATE OF
 LINDA KAY JACKSON, DECEASED

BY _____
 NO. 58PR-19- 47

AFFIDAVIT TO COLLECT SMALL ESTATE BY DISTRIBUTEE

The undersigned states under oath as follows:

(1) Linda Kay Jackson died on March 23, 2017, and no petition for the appointment of a personal representative is pending or has been granted for her.

(2) More than forty-five days have elapsed since the death of the decedent.

(3) The value of all property owned by the decedent does not exceed \$100,000.

(4) There are no unpaid claims or demands against the decedent or her estate, and the Department of Human Services furnished no federal or state benefits to the decedent.

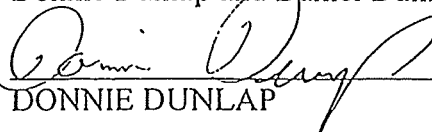
(5) The decedent's only asset consists of a 1/5 interest in real property, valued at approximately \$10,000, and more accurately described as follows:

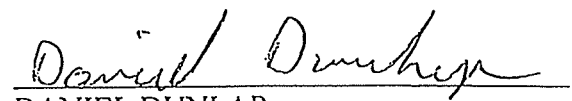
A part of the Northeast Quarter of the Southwest Quarter (NE ¼ SW ¼) of Section 36, Township 8 North, Range 21 West, Russellville, Pope County, Arkansas, more particularly described as follows: Commencing at the Northwest Corner of said NE ¼ SW ¼; thence S 88°10'04" E, along the North line thereof, 328.60 feet to the Point of Beginning; thence continue S 88°10'04" E, along said North line, 329.76 feet; thence S 01°40'10" W, 659.13 feet; thence N 88°19'11" W, 331.86 feet; thence N 01°51'06" E, 660.00 feet to the Point of Beginning.

(6) The decedent was married at the time of her death, and was survived by her spouse, Rick Jackson, whose address is 110 S. Circle Drive, Clarksville, Arkansas, and by her two sons, Donnie Dunlap, whose address is 9112 State Road 164, Russellville, Arkansas, 72802, and Daniel Dunlap, whose address is 1205 S. Glenwood Avenue, Russellville, AR 72802.

(7) All of the decedent's interest in the above-described property should be distributed to

Donnie Dunlap and Daniel Dunlap.


 DONNIE DUNLAP


 DANIEL DUNLAP



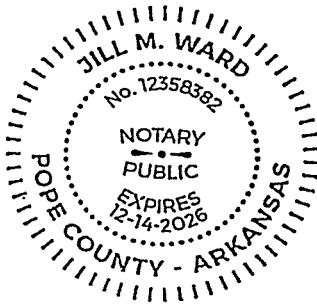
STATE OF ARKANSAS
COUNTY OF POPE

Subscribed and sworn to before me this 4th day of February, 2019.

[Signature]
NOTARY PUBLIC

My commission expires:

12-14-2026



IN THE CIRCUIT COURT OF POPE COUNTY, ARKANSAS
DIVISION 4

BILL TUCKER, ANNETTE KOCH, MARY
HOPPER, JAMES TUCKER, DONNIE DUNLAP,
and DANIEL DUNLAP

PLAINTIFFS

VS.

NO.58CV-2019- 125

EDWARD DALE PETTY, STEPHANIE PETTY,
JUSTICE HOME AND LAND, LLC, and JOHN
ANDREW JUSTICE, Sole Member and Manager of
JUSTICE HOME AND LAND, LLC

DEFENDANTS

LIS PENDENS

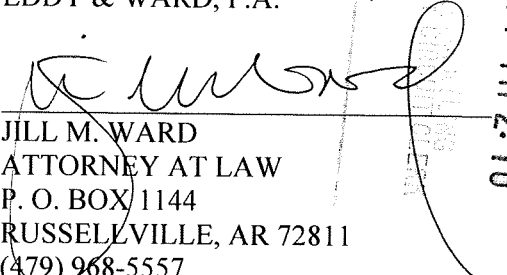
Notice is hereby given that an action has been commenced in the above styled cause and court upon the complaint of the above named plaintiffs against Edward Dale Petty, Stephanie Petty, Justice Home and Land, LLC, and John Andrew Justice, Sole Member and Manager of Justice Home and Land, LLC, for the purpose of establishing a prescriptive easement and private right-of-way upon the following described property situated in Pope County, Arkansas, to-wit:

A 20.00 ft. wide easement, being a part of the NE ¼ SW ¼ of Section 36, Township 8 North, Range 21 West, Russellville, Pope County, Arkansas, more particularly described as follows: Commencing at the Northwest Corner of said NE ¼ SW ¼; thence S 88°10'04" E, along the North line thereof, 658.36 feet; thence S 01°40'10" W, 549.21 feet to a point on the centerline of an easement and gravel drive and the Point of Beginning; thence along the centerline of said easement and gravel drive as follows: S 89°06'32" E, 8.69 feet; S 79°38'10" E, 69.02 feet; N 87°31'05" E, 35.84 feet; N 76°44'57" E, 70.30 feet to a point on the centerline of Damascus Road and the point of termination, said easement and drive lying 10.00 feet each side of the above-described centerline.

Dated this 14th day of March, 2019.

EDDY & WARD, P.A.

BY:


JILL M. WARD
ATTORNEY AT LAW
P. O. BOX 1144
RUSSELLVILLE, AR 72811
(479) 968-5557
ATTORNEY FOR PLAINTIFFS

BY:

2019 MAR 14 PM 2:10

FILED