309-00240-000 Parcel Key 26292

Mississippi County, Arkansas - CITY Property Carc

2021 Page 1 of 1
Parcel Summary Page

15AC IRR TR OUT OF TR E W653.27' E1307.63' N1099.39' S1/2 NW OF 18-15-12 INSPECTED REVIEW ENTERED Exemption Status NON-EXEMPT Property Address 0 Legal Description 18-15-12 Action Taxpayer Name SYNDER WHOLESALE INC School District 9B Owner Name SNYDER WHOLESALE INC Subdivision 18-15-12 BLY AND ARMOREL IRREG Address PO BOX 869 Block Acres 15.00 **REVIEW RECORD** Lot OWNERSHIP RECORD AND DESCRIPTION 08/24/20 09/08/20 08/24/20 BLYTHEVILLE, AR 72316-0869 BLYTHEVILLE, AR 72316 Date LEGAL DESCRIPTION Nbhd Code BA2 COMMENTS 로 로 죾 Вy Lat/Long Timber 0.00 USE CODES Market Stamps Use Code 2016 2017 2019 2020 2021 Year 2018 CROP CROP Assessed Land Date 0.00 0.00 Land Soil Code Price Land 2 02 Amount 2,870 2,870 2,870 2,870 2,870 1,865 Qtr Sec BUILDING PERMIT RECORD CITY OF BLYTHEVILLE CITY OF BLYTHEVILLE TO SNYDER WHOLESALE IN Z ΝE Improvements 14,350 2,870 TOTALS Front Assessed Improvements Grantor/Grantee ASSESSMENT HISTORY (First 6 of 25 records shown) 0 0 0 0 0 Rear Improvements Purpose Full Value Depth | Depth % APPRAISAL SUMMARY OWNERSHIP RECORD 2,870 2,870 2,870 2,870 2,870 1,865 LAND RECORD Effective Value LEVEE D9 D39 04/01/1994 1,136 1,223 03/03/1951 Date Filed 1,049 1,313 Size 962 5.00 Ac 10.00 Ac 875 District Acres 0 Homestead? Rate 900.00 985.00 425/790 8 8 S 15.00 o S O o Book/Page IMPROVEMENT DISTRICTS Amount **Total Appraised** Total Assessed Adj 1.00 1.00 11.34 13.94 ANNUAL UPDATE 12/31/2019 ANNUAL UPDATE 12/31/2016 Re-Appraisal 12/31/2017 ANNUAL UPDATE 12/31/2018 ANNUAL UPDATE 12/31/2020 3.75 LEVEE DISTRICT Type Adj Reason WD Comments FROM CITY OF BLYT Comment Remarks Value 14,350 2,870 14,350 4,500 9,850

Printed by SSCOTT on 10/4/2021 9:45:04 AM

POBOX 869, Bly, All BOOK/25 PAGE 190 - 792

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT the City of Blytheville, Arkansas, a municipal corporation, GRANTOR, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, cash in hand paid by Snyder Wholesale, Inc., an Arkansas corporation, GRANTEE, the amount, sufficiency and receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said Snyder Wholesale, Inc., an Arkansas corporation, GRANTEE, and unto its successors and assigns forever, the following-described property lying and being situated in the Chickasawba District of Mississippi County, Arkansas, to-wit:

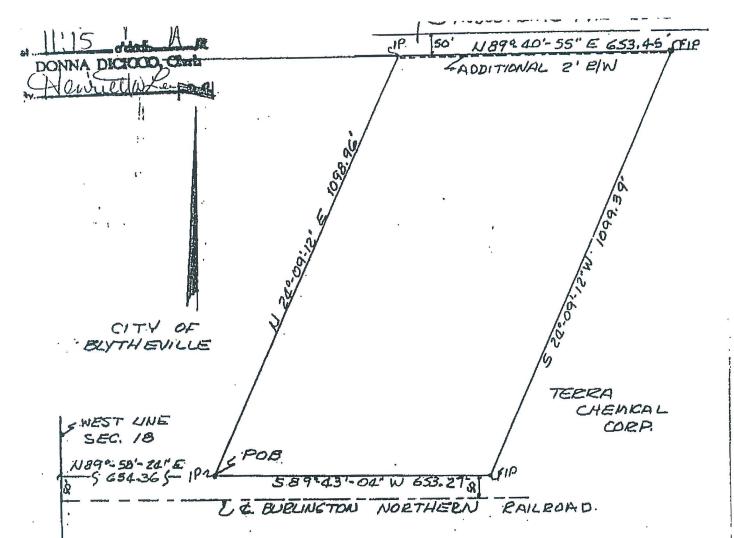
A tract of land in the South Half (S_2^1) Northwest Quarter (NW_4^1) Section 18, Township 15 North, Range 12 East, Chickasawba District, Mississippi County, Arkansas, more particularly described as follows: beginning at a point on the North right-of-way line of the Burlington Northern Railroad, point being N89°58'24"E 654.36 feet and 50 feet North of the point of intersection of the centerline of Burlington Northern Railroad with the West line of Section 18; thence from the point of beginning run N24°09'12"E 1098.96 feet; thence N89°40'55"E parallel with street right-of-way 653.45 feet to the Northwesterly corner of the Terra Chemical Corp. property; thence S24°09'12"W along Northwesterly boundary of Terra Chemical Corp. property 1099.39 feet to the North right-of-way of Burlington Northern Railroad, point also being the Southwesterly corner of the Terra Chemical Corp. property; thence S89°43'04"W 653.27 feet along the North right-of-way line of railroad to the point of beginning, containing 15 acres, more or less, and subject to an additional 2-foot street right-of-way across the North side, as shown on plat prepared by Tom Talley, Registered Professional Land Surveyor, dated November 9, 1993, and filed of record in Rate Book 5, Page 74, Recorder's Office, Blytheville, Arkansas.

SUBJECT, HOWEVER, to existing easements and rights-of-way for streets, drains and public utilities, reservations and restrictions of record.

TO HAVE AND TO HOLD the same unto the said GRANTEE and unto its successors and assigns forever, with all appurtenances thereunto belonging.

And GRANTOR hereby covenants with the said GRANTEE that it will forever warrant and defend the title to said lands against all lawful claims whatsoever.

THIS INSTRUMENT PREPARED BY:
MIKE BEARDEN
ATTORNEY AT LAW
BLYTHEVILLE, ARKANSAS 72315



PLAT OF

A TRACT OF LAND IN THE SOUTH IE, NWA, SEC. 18, TISN, RIZE CHICKASAWBA DISTRICT, MISSISSIPPI COUNTY, AR. MORE PARTICULARLY DESCRIBED AS FOLLOWS! BEGINNING AT A POINT ON THE NOITH RIGHT OF WAY LINE OF BURLINGTON NORTHERN PAILROAD, POINT BEING NOOSESE ZE 654.36 & 50' NORTH OF THE POINT OF INTERSECTION OF THE CENTERLINE OF BURLINGTON NORTHERN PAILROAD WITH THE WEST UNE OF SEC. 18, THENCE FROM THE P.O.B RUN N 24-09'- 12" E 1098.96', THENCE N 39-40'-55" & PARALLEL WITH STEET RIGHT OF WAY 653,45 TO THE NORTHWESTERLY CORNER OF TERRA CHENICAL COER PROPERTY, THENCE 5 21-09-12" W ALONG NORTHWESTERLY BOUNDARY OF TERRA CHENKAL CORP. PEOPERTY 1099.39' TO THE NORTH RIGHT OF WAY LINE OF BURLINGTON NORTHERN PAIL ROAD, POINT ALSO BEING THE SOUTHWESTERLY CORNER OF TERRA CHEMICAL CORP. PROPERTY THENCE 589º43'ONW GS3:27' ALONG NOBTH RIGHT OF WAY LINE OF RAILROAD TO THE POWT OF BEGINNING, CONTAINING AN ADDITIONAL 2' STREET RIGHT OF WAY ACROSS THE NORTH SIDE & OTHER EASEMENTS OF RECOLD DATE 9 NOV. 1993 -SOALE 1"200" 1 CERTIFY THAT POISTERED

> STATE OF ARKANSAS

ONC TAMAR

I CERTIFY THAT
THIS SURVEY WAS
MADE BY MED IS
TRUE & CORRECT
TO THE IBEST OF