

**WARRANTY DEED**

GRANTOR - ADDRESS  
146 Robertson Ave.  
Marianna, AR 72360  
Phone: (870) 295-6333

GRANTEE - ADDRESS  
146 Robertson Ave.  
Marianna, AR 72360  
Phone: (870) 295-6333

**FOR AND IN CONSIDERATION** of Ten Dollars(\$10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, William J. McClain, do hereby grant, bargain, sell, convey, and warrant unto **WILLIAM J. McCLAIN, RUTH ANN M. McCLAIN, AND WILLIAM J. McCLAIN, JR. AS TRUSTEES OF THE WILLIAM J. McCLAIN REVOCABLE TRUST** the below described tracts of real property lying and being situate in the County of DeSoto, State of Mississippi, **to-wit:**

The Northeast Quarter(NE 1/4) of the Northwest Quarter(NW 1/4) of Section Nineteen(19), containing 40 acres, more or less; the West Half(W 1/2) of the West Half(W 1/2) of the Northwest Quarter(NW 1/4) of the Northeast Quarter(NE 1/4) of Section Nineteen(19), containing 10 acres, more or less; and a fractional part of the Northwest Quarter(NW 1/4) of the Northwest Quarter(NW 1/4) of Section Nineteen(19), being more particularly described as follows: Commencing at the Northeast Corner of the Northwest Quarter(NW 1/4) of the said Northwest Quarter(NW 1/4); thence run South along the East line thereof 1,320 feet to the South line thereof; thence run West along said South line 368.8 feet to a point; thence run North parallel to the said East line 1,320 feet to the North line of said Section Nineteen(19); thence run East along said North line 368.8 feet, more or less, to the point of beginning, containing 11.18 acres, more or less; all in Township Three South(T3S), Range Eight West(R8W), and containing in the aggregate 61.18 acres, more or less.

**Tax I.D. Number 3084-1900.0-00002.00.**

**THIS CONVEYANCE IS MADE SUBJECT TO** all applicable building restrictions, restrictive covenants, and easements of record.

WITNESS MY SIGNATURE on this the 17th day of February,  
2009.

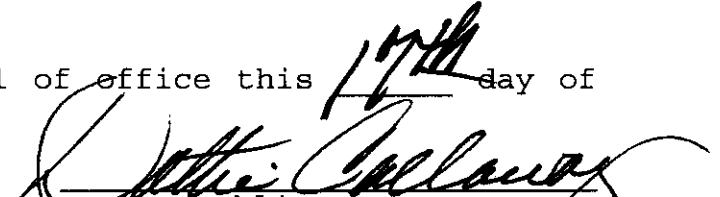
  
William J. McClain

STATE OF ARKANSAS

COUNTY OF LEE

Personally appeared before me, the undersigned authority in and for said County and State, within my jurisdiction, the within named William J. McClain, who acknowledged that he executed the above and foregoing instrument on the day and year therein mentioned.

Given under my hand and seal of office this 17th day of February, 2009.

  
Notary Public

This instrument was prepared by  
Dan H. Felton III, Attorney at Law  
6 West Chestnut Street  
Marianna, AR 72360  
Phone: (870) 295-5275  
Ark. Bar No. 71029



**INDEXING INSTRUCTIONS:**

NE1/4 NW1/4; W1/2 W1/2 NW1/4 NE1/4;  
and NW1/4 NW1/4; all in S19, T3S, R8W.

**DECLARATION OF TRUST AGREEMENT**

**THIS AGREEMENT** made and entered into on the date herein below set forth by and between and **WILLIAM J. McCLAIN**, hereinafter referred to as the "Grantor" and **WILLIAM J. McCLAIN, RUTH ANN M. McCLAIN** and **WILLIAM J. McCLAIN, JR.**, hereinafter referred to as the "Trustees", **WITNESSETH:**

**WHEREAS**, the Grantor and the Trustees entered into a Trust Agreement on the 17th day of February, 2009, wherein the "**WILLIAM J. McCLAIN REVOCABLE TRUST**" was created;

**WHEREAS**, pursuant to the terms of said Trust Agreement, the Trustees were given certain powers and authority with respect to property owned by the Trust; and

**WHEREAS**, the Grantor and the Trustees contemplate that property, both real and personal, will be owned by the Trust and are desirous of entering into this Declaration of Trust Agreement to be recorded in the deed records of the Counties and States wherein the tracts of real property to be owned by the Trust are located for the purpose of setting forth the general powers of the Trustees with regard to said tracts of real property.

**NOW, THEREFORE**, in consideration of the promises and undertakings set forth in the **WILLIAM J. McCLAIN REVOCABLE TRUST**, it is stipulated, agreed, and understood that the following provisions are recitals from said Trust document set forth herein for the purpose of establishing the power and authority of the Trustees:

1. **TRUSTEES.** William J. McClain, Ruth Ann M. McClain, and William J. McClain, Jr. shall serve as the initial Trustees of this Trust. Either Trustee shall have the authority to sign documents on behalf of the Trust for any business purpose. If any one or two of said Trustees shall become unwilling or unable to serve or to continue serving, the other one or two shall serve alone. The remaining Trustees shall have the authority to appoint a successor trustee.

2. **AMENDMENT AND REVOCATION.** The Grantor reserves the right to amend or to revoke this Trust at any time. In the case of revocation, the Trust property (or that part as to which this Trust was revoked) shall be conveyed to the Grantor or to his legal guardian, or as the Grantor, his legal guardian, or their agents may direct.

**3. FIDUCIARY POWERS.** The Trustees are authorized with respect to any property, real or personal, at any time held under any provisions of this Trust to exercise the powers set forth in Act 153 of the 1961 Arkansas General Assembly, as amended by Act 421 of the 1993, and the Arkansas Trust Code.

**4. APPLICABLE LAW.** This Trust Agreement shall be construed, regulated, and governed by and in accordance with the laws of the State of Arkansas.

**IN WITNESS WHEREOF,** the Grantor and the Trustees hereby certify that William J. McClain, Ruth Ann M. McClain, and William J. McClain, Jr. are the duly authorized and acting Trustees under the said Trust Agreement; that said Trust Agreement has not been revoked or amended in any manner by the Grantor; that the Trustees have the right and authority to exercise any and all of the above mentioned powers with respect to real estate or other property owned by the Trust; and that this Declaration of Trust Agreement shall remain in full force and effect and all parties dealing with the trust shall have the right to rely upon the same until a new Declaration of Trust Agreement or an amendment of the same is adopted and placed of record canceling, modifying, or enlarging the above authority.


**WITNESS OUR HANDS** on this the 17th day of February, 2009.

**GRANTOR:**

  
William J. McClain

**TRUSTEES:**

  
William J. McClain

  
Ruth Ann M. McClain

  
William J. McClain, Jr.

STATE OF ARKANSAS

COUNTY OF LEE, ss

ACKNOWLEDGMENT

On this day personally appeared before me, the undersigned Notary Public within and for the County and State aforesaid, duly commissioned and acting, **WILLIAM J. McCLAIN, RUTH ANN M. McCLAIN,** and **WILLIAM J. McCLAIN, JR.** to me satisfactorily proven to be the Grantor and the Trustees, respectively, in the above and foregoing Declaration of Trust Agreement, and acknowledged to me that they had executed the said Declaration of Trust Agreement for the consideration and purposes therein contained and set forth, and I do hereby so certify.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal as such Notary Public on this the 17th day of February, 2009.

*Dottie Callaway*  
Notary Public

THIS INSTRUMENT PREPARED BY  
DAN H. FELTON III, ATTORNEY  
MARIANNA, ARKANSAS 72360

