

ARKANSAS STATE HIGHWAY COMMISSION

DALTON A. "ALEC" FARMER, JR.
CHAIRMAN
JONESBORO



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LITTLE ROCK

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VICE CHAIRMAN
SPRINGDALE

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FORT SMITH

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www.ARDOT.gov • www.IDriveArkansas.com

LORIE H. TUDOR, P.E.
DIRECTOR

July 16, 2024

Ms. Marty Garrity, Director
Bureau of Legislative Research
Arkansas Legislative Council
State Capitol Building, Room 315
Little Rock, Arkansas 72201

Dear Ms. Garrity:

As required by Act 1315 of 1997, transmitted is the quarterly report on the following land conveyances for the period of April 1, 2024, through June 30, 2024.

If you need additional information, please contact Kevin White, Division Head of Right of Way, at (501) 569-2311.

Sincerely,

A handwritten signature in blue ink that reads "Lorie H. Tudor".

Lorie H. Tudor, P.E.
Director

c: Chief Engineer – Preconstruction
Assistant Chief Engineer – Design
Right of Way Division



ARKANSAS DEPARTMENT OF TRANSPORTATION

ArDOT.gov | IDriveArkansas.com | Lorie H. Tudor, P.E., Director

10324 Interstate 30 | P.O. Box 2261 | Little Rock, AR 72203-2261 | Phone: 501.569.2000

INTEROFFICE MEMORANDUM

July 9, 2024

TO: Kevin T. White P.E., Division Head – Right of Way Division

THROUGH: Cathy Mitchell, Section Head – Administrative, Right of Way Division

FROM: *em* Katie Gilbertson, Property Management, Right of Way Division *1/19*

SUBJECT: Surplus Quarterly Report – Second Quarter
April 1, 2024 through June 30, 2024

Attached is the Quarterly Report of Surplus Property Sales.

<u>Job</u>	<u>Tract</u>	<u>MO Date</u>	<u>Deed Filed</u>	<u>Grantee</u>
R50084	23R	04/04/2024	5/14/2024	Troy and Sherry Warden
061333	1R	06/19/2024	6/26/2024	Duane L. Sowell Revocable Trust

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Five
County: Independence
Category: Surplus Property

Page 1 of 2 Pages

WHEREAS, the Arkansas State Highway Commission (Commission) acquired property known as Tract No. 23R, Job No. R50084, from James B. Adcox and Mabel D. Adcox, husband and wife, by Warranty Deed dated November 24, 1997, and filed of record on December 12, 1997, in Deed Book I-16, Page 211, in the Circuit Clerk's office for Independence County, Arkansas; and

WHEREAS, Troy Warden and Sherry Warden of Pleasant Plains, Arkansas have requested to purchase Job No. R50084, Tract No. 23R, which the District Engineer for District 5 has determined is not now, nor in the foreseeable future will be, needed for highway purposes; and

WHEREAS, Tract No. 23R was acquired as surplus by the Commission and is exempt from reacquisition by the former owners under Ark. Code Ann. § 27-67-322. Troy Warden and Sherry Warden offered to purchase the tract for THREE THOUSAND AND NO/100 DOLLARS (\$3,000.00), representing a purchase price Seven Hundred Dollars (\$700.00) less than the Fair Market Value as determined by three qualified appraisers. The Assistant Chief Engineer - Design has approved acceptance of the Warden's offer; and

WHEREAS, the Commission acquired Tract No. 23R for FIVE HUNDRED TWENTY FIVE DOLLARS (\$525.00), which tract is more particularly described as follows:

Part of the Northeast Quarter of the Northeast Quarter of Section 22, Township 11 North, Range 6 West, Independence County, Arkansas, more particularly described as follows:

Starting at the Southwest Corner of the Northeast Quarter of the Northeast Quarter of Section 22; thence North 87° 44' 48" East along the South line thereof a distance of 370.91 feet to a point on the Southeasterly existing right of way line of U.S. Highway 107 for the point of beginning; thence North 23° 43' 22" East along the

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Five
County: Independence
Category: Surplus Property

Page 2 of 2 Pages

Easterly existing right of way line of U.S. Highway 167 a distance of 256.98 feet to a point on the Westerly proposed right of way line of Relocated U. S. Highway 167; thence South 81° 13' 35" East along said proposed right of way line a distance of 66.44 feet to a point; thence South 08° 46' 25" West along said proposed right of way line a distance of 222.42 feet to a point on the South line of the Northeast Quarter of the Northeast Quarter of Section 22; thence South 87° 44' 48" West along said South line a distance of 135.23 feet to the point of beginning and containing 0.53 acre more or less.

NOW THEREFORE, the above-described property is declared surplus and upon receipt and consideration of the sum of THREE THOUSAND AND NO/100 DOLLARS (\$3,000.00) from Troy Warden and Sherry Warden of Pleasant Plains, Arkansas, the Chairman of the Commission is authorized and directed to execute a Quitclaim Deed conveying the right, title, interest or equity of the above-described properties to Troy Warden and Sherry Warden, husband and wife; and hereby releasing the same from the State Highway System, that the Right of Way Division is directed and authorized to record a copy of this Minute Order and the Quitclaim Deed in the records of Independence County, Arkansas; and, if necessary, the right of way shall be remonumented to reflect the boundaries designated herein. Any Federal-Aid funds from this disposal shall be credited to Federal-Aid funds or otherwise credited as permitted by Federal Law.

Approved: Shes Lamer Chairman
Philip Tabb Vice-Chairman
Keith Gibson Member
Haie Hader Member
David M. Hark Member

Submitted By: [Signature]
Approved: Lorie H. Suder Director
Minute Order No. 2024-018 ٢٠٢٤
Date Passed APR 04 2024

STATE OF ARKANSAS)

)ss

C E R T I F I C A T E

COUNTY OF SALINE)

I, Christie Heidelberg, Secretary and Custodian of the Records of Proceedings of the Arkansas State Highway Commission, do hereby certify, and state under oath, that the foregoing written matter contains a true, complete and perfect transcript of Minute Order No. 2024-018 adopted by the Commission on the 4th day of April, 2024, as set forth therein, and as the same appears in the records of the Arkansas State Highway Commission.

Christie Heidelberg

Christie Heidelberg, Commission Secretary
Arkansas State Highway Commission

Subscribed and sworn to before me this 8th day of April, 2024.

My Commission Expires:

March 03, 2032

Shaun Addison

Notary Public



L202402630
INDEPENDENCE CO. AR FEE
PRESENTED & RECORDED
05/14/2024 08:03:17
GREG WALLIS
CIRCUIT CLERK
BY: MIKE NEAL
DEPUTY CLERK
BK: DEED 2024
PG: 2947 - 2956

Job No. R50084
Tract No. 23R

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Alec Farmer, Chairman of the Arkansas State Highway Commission, for and in behalf of the **Arkansas State Highway Commission, Grantor**, in consideration of the sum of THREE THOUSAND AND NO/100 DOLLARS (\$3,000.00) cash in hand paid to the Arkansas State Highway Commission, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, and by direction of a Resolution of the Arkansas State Highway Commission incorporated in Minute Order No. 2024-018 dated the 4th day of April, 2024, authorizing and directing the execution of this instrument as an act of the Commission, do hereby grant, bargain, sell, convey, quitclaim, and relinquish unto, **Troy Warden and Sherry Warden, husband and wife, Grantees**, and unto their heirs and assigns forever, all of the right, title, interest and equity of the Arkansas State Highway Commission in and to the following lands, lying and being situated in the County of Independence, State of Arkansas, to-wit:

Part of the Northeast Quarter of the Northeast Quarter of Section 22, Township 11 North, Range 6 West, Independence County, Arkansas, more particularly described as follows:

Starting at the Southwest Corner of the Northeast Quarter of the Northeast Quarter of Section 22; thence North 87° 44' 48" East along the South line thereof a distance of 370.91 feet to a point on the Southeasterly existing right of way line of U.S. Highway 107 for the point of beginning; thence North 23° 43' 22" East along the Easterly existing right of way line of U.S. Highway 167 a distance of 256.98 feet to a point on the Westerly proposed right of way line of Relocated U. S. Highway 167; thence South 81° 13' 35" East along said proposed right of way line a distance of 66.44 feet to a point; thence South 08° 46' 25" West along said proposed right of way line a distance



*This instrument was prepared by
Stephen P. Lowman, Title Attorney
Arkansas Department of Transportation
P.O. Box 2261, Little Rock, AR 72203-2261*

of 222.42 feet to a point on the South line of the Northeast Quarter of the Northeast Quarter of Section 22; thence South 87° 44' 48" West along said South line a distance of 135.23 feet to the point of beginning and containing 0.53 acre more or less.

JK/II
10/27/97

IN WITNESS WHEREOF, I have hereunto set my hand on this 4th day of April, 2024.

BY: Alec Farmer
Alec Farmer, Chairman
Arkansas State Highway Commission

THIS PORTION LEFT INTENTIONALLY BLANK

ACKNOWLEDGMENT

STATE OF ARKANSAS)) SS
COUNTY OF ~~PULASKI~~ *Saline*)

BE IT REMEMBERED, that on this day before the undersigned, a Notary Public, duly commissioned, qualified and acting within and for the County and State, appeared in person the within named Alec Farmer, to me personally well known, who stated that he was Chairman of the Arkansas State Highway Commission, and was duly authorized in that capacity to execute the foregoing instrument for and in the name and behalf of said Arkansas State Highway Commission, pursuant to Minute Order No. 2024- 018, Minutes of April 4, 2024, and further stated and acknowledged that he had so signed, executed and delivered the foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 4th day of April, 2024.

(seal)



Christie Heidelberg
Christie Heidelberg, Notary Public

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Six

Page 1 of 3 Pages

County: Pulaski

Category: Surplus Property

WHEREAS, the Arkansas State Highway Commission (hereinafter called "the Commission") acquired property known as Job No. 061333, Tract No. 1R, from Timothy James Paladino and Alicen Cravens Paladino, Trustees of The Paladino Family Trust, dated April 8, 2008, and Amended April 24, 2018, by Warranty Deed dated July 27, 2022, and filed of record on July 27, 2022, as Instrument No. 2022052867, in the Circuit Clerk's office for Pulaski County, Arkansas; and

WHEREAS, the Duane L. Sowell Revocable Trust dated July 26, 2012, of Little Rock, Arkansas has requested to purchase Job No. 061333, Tract No. 1R, which the District Engineer for District 6 has determined is not now, nor in the foreseeable future will be, needed for highway purposes; and

WHEREAS, Tract No. 1R was acquired as surplus property by the Commission and is exempt from reacquisition by the former owners under Ark. Code Ann. § 27-67-322. The Duane L. Sowell Revocable Trust, dated July 26, 2012, offered to purchase the tract for THREE HUNDRED FIFTY-ONE THOUSAND DOLLARS AND NO/100 DOLLARS (\$351,000.00). Two qualified appraisers have opined as to the current Fair Market Value of the property, and although the appraised value of the subject real property is THREE HUNDRED NINETY-THOUSAND DOLLARS AND NO /100 DOLLARS (\$390,000.00), the Commission has accepted the amount of THREE HUNDRED FIFTY-ONE THOUSAND DOLLARS AND NO/100 DOLLARS (\$351,000.00).

WHEREAS, the Commission acquired Tract No. 1R for EIGHT HUNDRED FORTY-SIX THOUSAND, THREE HUNDRED TWENTY-FIVE DOLLARS (\$846,325.00), which the tract is more particularly described as follows:

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Six
County: Pulaski
Category: Surplus Property

Page 2 of 3 Pages

Part of the Lot 8B-RR, Country Homes Addition, being a final plat of Lots 8A-RR and 8B-RR, Country Homes Addition, being a replat of Lots 8A-R and 8B-R, Country Homes Addition to the City of Little Rock, Section 22, Township 2 North, Range 13 West, Pulaski County, Arkansas, more particularly described as follows:

Commencing at a 5 x 5 Concrete Monument being used as the Southwest Corner of Lot 8B-RR of the final plat of Lots 8A-RR and 8B-RR, Country Homes Addition being a replat of Lots 8A-R and 8B-R, Country Homes Addition to the City of Little Rock; thence North 25°17'56" East along the Easterly right of way line of Interstate 430 as established by AHTD Job 6861-2 a distance of 153.06 feet to a point on the Northeasterly right of way line of Arkansas State Highway 10 (Cantrell Road) as established by AHTD Job 061333 for the POINT OF BEGINNING; thence continue North 25°17'56" East along the Easterly right of way line of Interstate 430 as established by AHTD Job 6861-2 a distance of 72.43 feet to a point; thence North 25°01'08" East along said right of way line a distance of 100.33 feet to a point; thence North 25°18'46" East along said right of way line a distance of 152.23 feet to a point on the North Lot line of lot 8B-RR of the final plat of Lots 8A-RR and 8B-RR, Country Homes Addition being a replat of Lots 8A-R and 8B-R, Country Homes Addition to the City of Little Rock ; thence South 63°02'38" East along said lot line a distance of 120.24 feet to a point; thence South 10°36'20" East along a lot line a distance of 140.15 feet to a point; thence South 24°54'39" West along a lot line a distance of 92.50 feet to a point; thence South 20°37'41" West along a lot line a distance of 111.08 feet to a point; thence South 07°32'38" West along a lot line a distance of 87.47 feet to a point; thence South 41°08'50" West along a lot line a

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Six

Page 3 of 3 Pages

County: Pulaski

Category: Surplus Property

distance of 82.29 feet to a point on the Northeasterly right of way line of Arkansas State Highway 10 (Cantrell Road) as established by AHTD Job 061333; thence North 61°05'35" West along said right of way line a distance of 17.75 feet to a point; thence North 35°46'25" West along said right of way line a distance of 173.89 feet to a point; thence North 07°03'16" West along said right of way line a distance of 85.76 feet to the point of beginning and containing 84,750 square feet more or less as shown on plans prepared by the AHTD and referenced as Job 061333.

WHEREAS, The intent of this deed is to release Tract 1R as acquired by the Arkansas State Highway Commission by Deed. Instrument No. 2022052867.

NOW THEREFORE, the above-described property is declared surplus and upon receipt and consideration of the sum of THREE HUNDRED FIFTY-ONE THOUSAND DOLLARS (\$351,000.00), from Mr. Duane L. Sowell, Trustee of the Duane L. Sowell Revocable Trust dated July 26, 2012, of Little Rock, Arkansas, the Chairman of the Commission is authorized and directed to execute a Quitclaim Deed conveying the right, title, interest or equity of the above-described properties to Duane L. Sowell, Trustee of the Duane L. Sowell Revocable Trust dated July 26, 2012; and hereby releasing the same from the State Highway System, that the Right of Way Division is directed and authorized to record a copy of this Minute Order and the Quitclaim Deed in the records of Pulaski County, Arkansas; and, if necessary, the right of way shall be remonumented to reflect the boundaries designated herein. Any Federal-Aid funds from this disposal shall be credited to Federal-Aid funds or otherwise credited as permitted by Federal Law.

Approved:

Alec Farmer
Philip Tabor
Marie Hader
David M. Hader

Chairman

Vice-Chairman

Member

Member

Member

Submitted By

Approved

Minute Order No

Date Passed

[Signature]

Serie 2024-035

JUN 19 2024

STATE OF ARKANSAS)

)ss

C E R T I F I C A T E

COUNTY OF SALINE)

I, Christie Heidelberg, Secretary and Custodian of the Records of Proceedings of the Arkansas State Highway Commission, do hereby certify, and state under oath, that the foregoing written matter contains a true, complete and perfect transcript of Minute Order No. 2024-035 adopted by the Commission on the 19th day of June, 2024, as set forth therein, and as the same appears in the records of the Arkansas State Highway Commission.

Christie Heidelberg

Christie Heidelberg, Commission Secretary
Arkansas State Highway Commission

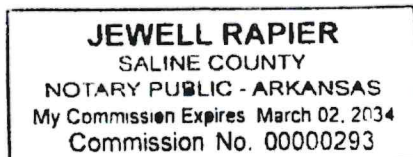
Subscribed and sworn to before me this 19th day of June, 2024.

My Commission Expires:

3/2/2034

Jewell Rapier

Notary Public



2024031764

PULASKI CO. AR FEE \$50.00

PRESENTED

6/25/2024 2:06:40 PM

RECORDED

06/26/2024 09:27:27 AM

TERRI HOLLINGSWORTH

Circuit / County Clerk

BY: TIFFANY EDWARDS

DEPUTY RECORDER



Job No. 061333

Tract No. 1R

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Alec Farmer, Chairman of the Arkansas State Highway Commission, for and in behalf of the Arkansas State Highway Commission, Grantor, in consideration of the sum of THREE HUNDRED FIFTY-ONE THOUSAND AND NO/100 DOLLARS (\$351,000.00) cash in hand paid to the Arkansas State Highway Commission, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, and by direction of a Resolution of the Arkansas State Highway Commission incorporated in Minute Order No. 2024-035 dated the 19th day of June, 2024, authorizing and directing the execution of this instrument as an act of the Commission, do hereby grant, bargain, sell, convey, quitclaim, and relinquish unto, the Duane L. Sowell Revocable Trust, dated the 26th of July 2012, Grantee, and unto its heirs and assigns forever, all of the right, title, interest and equity of the Arkansas State Highway Commission in and to the following lands, lying and being situated in the County of Pulaski, State of Arkansas, to-wit:

Tract No. 1R

Part of the Lot 8B-RR, Country Homes Addition, being a final plat of Lots 8A-RR and 8B-RR, Country Homes Addition, being a replat of Lots 8A-R and 8B-R, Country Homes Addition to the City of Little Rock, Section 22, Township 2 North, Range 13 West, Pulaski County, Arkansas, more particularly described as follows:

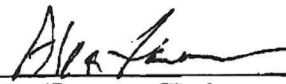
Commencing at a 5 x 5 Concrete Monument being used as the Southwest Corner of Lot 8B-RR of the final plat of Lots 8A-RR and 8B-RR, Country Homes Addition being a replat of Lots 8A-R and 8B-R, Country Homes Addition to the City of Little Rock; thence North 25°17'56" East along the Easterly right of way line of Interstate 430 as established by AHTD Job 6861-2 a distance of 153.06 feet to a point on the Northeasterly right of way

This instrument was prepared by
Stephen P. Foxman, Att. Attorney
Arkansas Department of Transportation
P.O. Box 2261, Little Rock, AR 72203-2261

line of Arkansas State Highway 10 (Cantrell Road) as established by AHTD Job 061333 for the POINT OF BEGINNING; thence continue North 25°17'56" East along the Easterly right of way line of Interstate 430 as established by AHTD Job 6861-2 a distance of 72.43 feet to a point; thence North 25°01'08" East along said right of way line a distance of 100.33 feet to a point; thence North 25°18'46" East along said right of way line a distance of 152.23 feet to a point on the North Lot line of lot 8B-RR of the final plat of Lots 8A-RR and 8B-RR, Country Homes Addition being a replat of Lots 8A-R and 8B-R, Country Homes Addition to the City of Little Rock ; thence South 63°02'38" East along said lot line a distance of 120.24 feet to a point; thence South 10°36'20" East along a lot line a distance of 140.15 feet to a point; thence South 24°54'39" West along a lot line a distance of 92.50 feet to a point; thence South 20°37'41" West along a lot line a distance of 111.08 feet to a point; thence South 07°32'38" West along a lot line a distance of 87.47 feet to a point; thence South 41°08'50" West along a lot line a distance of 82.29 feet to a point on the Northeasterly right of way line of Arkansas State Highway 10 (Cantrell Road) as established by AHTD Job 061333; thence North 61°05'35" West along said right of way line a distance of 17.75 feet to a point; thence North 35°46'25" West along said right of way line a distance of 173.89 feet to a point; thence North 07°03'16" West along said right of way line a distance of 85.76 feet to the point of beginning and containing 84,750 square feet more or less as shown on plans prepared by the AHTD and referenced as Job 061333.

WIHK 01/20/2022

IN WITNESS WHEREOF, I have hereunto set my hand on this 19th day of June, 2024.

BY: 
Alec Farmer, Chairman
Arkansas State Highway Commission

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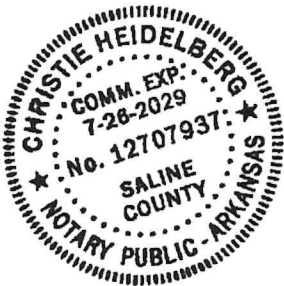
ACKNOWLEDGMENT

STATE OF ARKANSAS)) SS
COUNTY OF PULASKI)
Saline

BE IT REMEMBERED, that on this day before the undersigned, a Notary Public, duly commissioned, qualified and acting within and for the County and State, appeared in person the within named Alec Farmer, to me personally well known, who stated that he was Chairman of the Arkansas State Highway Commission, and was duly authorized in that capacity to execute the foregoing instrument for and in the name and behalf of said Arkansas State Highway Commission, pursuant to Minute Order No. 2024-035, Minutes of June, 2024, and further stated and acknowledged that he had so signed, executed and delivered the foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 19th day of June, 2023.

(seal)



Christie Heidelberg
Christie Heidelberg, Notary Public