

U.S. DEPARTMENT OF AGRICULTURE  
COMMODITY CREDIT CORPORATION

CCC-1255  
10-96  
OMB No. 0578-0013

# WARRANTY EASEMENT DEED

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CAROLYN STALEY  
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AGREEMENT NO. 66-7103  
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WETLANDS RESERVE PROGRAM  
AGREEMENT NO. 66-7103

THIS WARRANTY EASEMENT DEED is made by and between **CWR Farms, LLC**, by and through its attorney in fact, **J. Gardner Lile**, (hereafter referred to as the "Landowner"), Grantor(s), and the **UNITED STATES OF AMERICA**, by and through the **Commodity Credit Corporation, Washington, D.C. 20250** (hereafter referred to as the "United States"), Grantee. The Landowner and the United States are jointly referred to as the "Parties." The acquiring agency of the United States is the Natural Resources Conservation Service (NRCS) of the Department of Agriculture.

Witnesseth

**Purposes and Intent.** The purpose of this easement is to restore, protect, manage, maintain, and enhance the functional values of wetlands and other lands, and for the conservation of natural values including fish and wildlife habitat, water quality improvement, flood water retention, groundwater recharge, open space, aesthetic values, and environmental education. It is the intent of CCC to give the Landowner the opportunity to participate in the restoration and management activities on the easement area.

**Authority.** This easement deed acquisition is authorized by Title XII of the Food Security Act of 1985, as amended (16 U.S.C. §3837), for the Wetlands Reserve Program.

NOW THEREFORE, for and in consideration of the sum of **One Hundred Twenty-one Thousand Seven Hundred Twenty-three Dollars and 56/100 (\$121,723.56)**, the Grantor(s), hereby grants and conveys with general warranty of title to the **UNITED STATES OF AMERICA** and its assigns, the Grantee, in perpetuity, all rights, title and interest in the lands comprising the easement area described in Part I and appurtenant rights of access to the easement area, but reserving to the Landowner only those rights, title and interest expressly enumerated in Part II. It is the intention of the Landowner to convey and relinquish any and all other property rights not so reserved. This easement shall constitute a servitude upon the land so encumbered, shall run with the land in perpetuity and shall bind the Landowner, (the Grantor(s)), their heirs, successors, assigns, lessees, and any other person claiming under them.

SUBJECT, however, to all valid rights of record, if any.

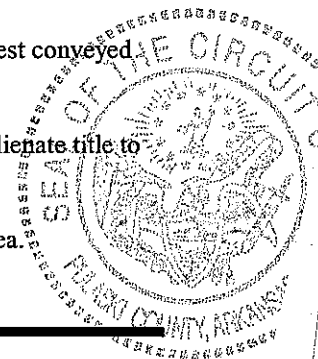
**PART I. Description of the Easement Area.** The lands encumbered by this easement deed, referred to hereafter as the easement area, are described on EXHIBIT A which is appended to and made a part of this easement deed.

TOGETHER with a right of access for ingress and egress to the easement area across adjacent or other properties of the Landowner. Such a right-of-way for access purposes is described in EXHIBIT B which is appended to and made a part of this easement deed.

**PART II. Reservations in the Landowner on the Easement Area.** Subject to the rights, title, and interest conveyed by this easement deed to the United States, the Landowner reserves:

A. **Title.** Record title, along with the Landowner's right to convey, transfer, and otherwise alienate title to these reserved rights.

B. **Quiet Enjoyment.** The right of quiet enjoyment of the rights reserved on the easement area.



C. Control of Access. The right to prevent trespass and control access by the general public.

D. Recreational Uses. The right to undeveloped recreational uses, including hunting and fishing, and including leasing of such rights for economic gain, pursuant to applicable State and Federal regulations that may be in effect at the time.

E. Subsurface Resources. The right to oil, gas, minerals, and geothermal resources underlying the easement area, provided that any drilling or mining activities are to be located outside the boundaries of the easement area unless activities within the boundaries are specified in accordance with the terms and conditions of EXHIBIT C, if any.

PART III. Obligations of the Landowner. The Landowner shall comply with all terms and conditions of this easement, including the following:

A. Prohibitions. Unless authorized as a compatible use under Part IV, it is expressly understood that the rights to the following activities and uses have been acquired by the United States and are prohibited of the Landowner on the easement area:

1. haying, mowing or seed harvesting for any reason;
2. altering of grassland, woodland, wildlife habitat or other natural features by burning, digging, plowing, disking, cutting or otherwise destroying the vegetative cover;
3. dumping refuse, wastes, sewage or other debris;
4. harvesting wood products;
5. draining, dredging, channeling, filling, leveling, pumping, diking, impounding or related activities, as well as altering or tampering with water control structures or devices;
6. diverting or causing or permitting the diversion of surface or underground water into, within or out of the easement area by any means;
7. building or placing buildings or structures on the easement area;
8. planting or harvesting any crop; and
9. grazing or allowing livestock on the easement area.

B. Noxious Plants and Pests. The Landowner is responsible for noxious weed control and emergency control of pests as required by all Federal, State and local laws. A plan to control noxious weeds and pests must be approved in writing by the CCC prior to implementation by the Landowner.

C. Fences. Except for establishment cost incurred by the United States and replacement cost not due to the Landowner's negligence or malfeasance, all other costs involved in maintenance of fences and similar facilities to exclude livestock shall be the responsibility of the Landowner.

D. Taxes. The Landowner shall pay any and all real property and other taxes and assessments, if any, which may be levied against the land.

E. Reporting. The Landowner shall report to the CCC any conditions or events which may adversely affect the wetland, wildlife, and other natural values of the easement area.

PART IV. Allowance of Compatible Uses by the Landowner.

A. General. The United States may authorize, in writing and subject to such terms and conditions the CCC may prescribe at its discretion, the use of the easement area for compatible economic uses, including, but not limited to, managed timber harvest, periodic haying, or grazing.

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B. Limitations. Compatible use authorizations will only be made if such use is consistent with the long-term protection and enhancement of the wetland and other natural values of the easement area. The CCC shall prescribe the amount, method, timing, intensity, and duration of the compatible use.

PART V. Rights of the United States. The rights of the United States include:

A. Management Activities. The United States shall have the right to enter onto the easement area to undertake, at its own expense or on a cost share basis with the Landowner or other entity, any activities to restore, protect, manage, maintain, enhance, and monitor the wetland and other natural values of the easement area. The United States, at its own cost, may apply to or impound additional waters on the easement area in order to maintain or improve wetland and other natural values.

B. Access. The United States has a right of reasonable ingress and egress to the easement area over the Landowner's property, whether or not the property is adjacent or appurtenant to the easement area, for the exercise of any of the rights of the United States under this easement deed. The authorized representatives of the United States may utilize vehicles and other reasonable modes of transportation for access purposes.

C. Easement Management. The Secretary of Agriculture, by and through the CCC, may delegate all or part of the management, monitoring or enforcement responsibilities under this easement to any entity authorized by law that the CCC determines to have the appropriate authority, expertise and resources necessary to carry out such delegated responsibilities. State or Federal agencies may utilize their general statutory authorities in the administration of any delegated management, monitoring or enforcement responsibilities for this easement. The authority to modify or terminate this easement (16 U.S.C. §3837e(b)) is reserved to the Commodity Credit Corporation in accordance with applicable law.

D. Violations and Remedies - Enforcement. The Parties agree that this easement deed may be introduced in any enforcement proceeding as the stipulation of the Parties hereto. If there is any failure of the Landowner to comply with any of the provisions of this easement deed, the United States or other delegated authority shall have any legal or equitable remedy provided by law and the right:

1. To enter upon the easement area to perform necessary work for prevention of or remediation of damage to wetland or other natural values; and,
2. To assess all expenses incurred by the United States (including any legal fees or attorney fees) against the Landowner, to be owed immediately to the United States.

PART VI. General Provisions.

A. Successors in Interest. The rights granted to the United States shall accrue to any of its agents, successors, or assigns. All obligations of the Landowner under this easement deed shall also bind the Landowner's heirs, successors, agents, assigns, lessees, and any other person claiming under them. All the Landowners who are parties to this easement deed shall be jointly and severally liable for compliance with its terms.

B. Rules of Construction and Special Provisions. All rights in the easement area not reserved by the Landowner shall be deemed acquired by the United States. Any ambiguities in this easement deed shall be construed in favor of the United States to effect the wetland and conservation purposes for which this easement deed is being acquired. The property rights of the United States acquired under this easement shall be unaffected by any subsequent amendments or repeal of the Wetlands Reserve Program. If the Landowner receives the consideration for this easement in installments, the Parties agree that the conveyance of this easement shall be totally effective upon the payment of the first installment.

PART VII. Special Provisions (if any).

NONE

TO HAVE AND TO HOLD, this Warranty Easement Deed is granted to the United States of America and its successors and assigns forever. The Landowner covenants that he, she or they are vested with good title to the easement area and will warrant and defend the same on behalf of the United States against all claims and demands. The Landowner covenants to comply with the terms and conditions enumerated in this document for the use of the easement area and adjacent lands for access, and to refrain from any activity not specifically allowed or that is inconsistent with the purposes of this easement deed.

Dated this 20<sup>th</sup> day of **June, 2003** .

Landowner(s):

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(Seal)

**CWR Farms, LLC , by J. Gardner Lile, its attorney in fact**

Acknowledgment

In the State of ARKANSAS, County of 20, on this day of June, 2003, before me, the undersigned, a Notary Public in and for said jurisdiction, personally appeared

**J. Gardner Lile , attorney in fact for CWR Farms, LLC**

to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto my hand and Notarial Seal subscribed and affixed in said jurisdiction, the day and year above written.

(NOTARIAL SEAL)

*Molly Ply*

Notary Public

My Commission Expires:



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This instrument was drafted by the Office of the General Counsel, U.S. Department of Agriculture, Washington, D.C. 20250-1400.

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OMB DISCLOSURE STATEMENT

Public reporting burden for this collection of information is approximately sixty (60) minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to Department of Agriculture Clearance Office OIRM, Room 404-W, Washington, D.C. 20250; and to the Office of Management and Budget, Paperwork Reduction Project (OMB No. 0578-0013), Washington, D.C. 20503.

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Exhibit A  
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Unit IV and Woods Tract Unit IV, Pulaski Homestead Association, Inc. Property, according to the plat thereof of record in Plat Book 4 page 118, records of Pulaski County, Arkansas.

Unit III and Woods Tract Unit III, Pulaski Homestead Association, Inc. Property, according to the plat thereof, of record in Plat Book 4, page 118, records of Pulaski County, Arkansas, less and except part of Unit III more particularly described as follows: Commence at the Southeast corner of said Unit No. 3 and running in a Northerly direction along a road 227 feet to the point of beginning; thence in a Westerly direction perpendicular to the centerline of said road 420 feet; thence in a Northerly direction parallel with the centerline of said road 210 feet; thence in an Easterly direction perpendicular to the centerline of said road 420 feet to a point on the West line of said road; thence in a Southerly direction along said road 210 feet to the point of beginning.

**EXHIBIT B**

Access to Wetlands Reserve Program easement number 66-7103-2-0342

Access to the twelve (12) different entities in the referenced easement number is via public roads as they exist on this day, June 2, 2003.

From the western side of the property, Arkansas State Highway 365. From the north use Arkansas Highway 386 to Asher Road. From the south and west, use Pennington Road. Other smaller public roads do exist within the outside boundaries of property (ies).



SELLER'S AFFIDAVIT (AR & MS)

STATE OF ARKANSAS     )  
  )SS  
COUNTY OF PULASKI    )

Before me, the undersigned authority, appeared the named person(s), who, being by me duly sworn, depose and say with respect to the land described in the Wetlands Reserve Program Warranty Easement Deed executed by me (us) this date:

1. There are no adverse occupants of the property, and I (we) or my predecessors in title have been in peaceful possession of the property for more than seven years.
2. There are no persons in possession of any part of the property claiming any rights adverse to me (us). No boundary lines of the property are disputed by adjoining owners.
3. There are no unrecorded options to purchase, or sales contracts, or lease agreements outstanding which affect the property.
4. No construction has been commenced, or other improvements completed upon said land and /or buildings, or materials delivered thereto, which have not been paid for in full.
5. There are no delinquent taxes or assessments due on the property and I/ We agree to pay all taxes and assessments when due.
6. There are no outstanding liens or judgments against the seller or against the lands described in the WRP Warranty Easement Deed, in any Federal District Court, Bankruptcy Court, any State Court, or under the Uniform Commercial Code, including but not limited to tax liens, divorce child support, bankruptcy, foreclosure, financing statements, mortgages, except the following:
7. That during my (our) possession no hazardous substance or toxic waste has been generated, treated, stored, used, disposed of or deposited in, under, or on the property. To the best of my (our) knowledge, there is no hazardous substance or toxic waste or underground storage tank in, under, or on the property that may affect the property or any use thereof or that may support a claim or cause of action under the common law or under any Federal, State, or local environmental statute, regulation, ordinance or other environmental regulatory requirement, nor has any action been instituted for enforcement of the same.

*J. Gardner Lile*

CWR Farms LLC, by J. Gardner Lile  
its attorney in fact

Sworn to and subscribed before me this 20 day of June, 2003.

*Molly Ply*  
Notary Public

MY COMMISSION EXPIRES

