

Prepared by:

## QUITCLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS:**

That, \_\_\_\_\_ and \_\_\_\_\_, hereafter called GRANTORS for and in consideration of the sum of Ten Dollars and Zero Cents and other good and valuable consideration paid by \_\_\_\_\_, GRANTEE, does hereby transfer and quitclaim unto GRANTEE, and unto their heirs, successors and assigns forever, all of their right, title, interest, equity and estate in and to the following described real estate lying in the County of Pulaski, State of Arkansas, to-wit:

INSERT LEGAL HERE

AND

Those certain terms, provisions, options, rights of first refusal, covenants, conditions, charges, assessments, liens, dedications, easements and/or restrictions as described as a Tract Owner in that certain Ordinance filed April 23, 2013 in 13-OR-12 (Lake Maumelle Watershed Zoning Code), of the Official Records of Pulaski County, Arkansas, clearly stating and defining Open Space Standards in Section 3.6 Paragraph A.2:

"Notwithstanding anything else contained in this Code or the Subdivision and Development Code, the construction of up to the Exemption Square Footage of impervious surfaces on each Tract (hereinafter, for the purposes of this paragraph, understood to mean a contiguous grouping of Lots, Parcels and Tracts owned by a single Tract Owner) in existence on the Date of Adoption is deemed permitted as a matter of right without demonstrating compliance with the SET Tool, the construction of any BMPs, or the setting aside any designated Open Space. Exemption Square Footage is a property right that is transferrable by the Tract Owner to any future owners and, in the event the Tract is subdivided, or family excluded as per Section 1.9E. of the Subdivision and Development Code, any unused Exemption Square Footage may be divided between the parcels of the Tract at the time the subdivision or Family Exclusion occurs. The subdivider and or the family excluder must declare at filing how the Exemption Square Footage is to be allocated. Each Tract or Family Exclusion receiving a minimum of 3000 square feet of Exemption Square Footage shall also receive an exempted Driveway as defined in Section 10.2 of the Lake Maumelle Watershed Zoning Code. The allocated Exemption Square Footage must be made a part of the Bill of

<http://www.co.pulaski.ar.us/planning6.shtml>

Assurance in the subdivision, or if it is a Family Exclusion, filed for record in the Pulaski County Circuit Clerk's office. Exemption Square Footage may not be assigned from one Tract to another and it may not be traded among parcels from a single Tract, but an allocation of Exemption Square Footage may be further subdivided at the time of subdivision or Family Exclusion. If less than all of a Lot or Parcel of real estate with an allocation of Exemption Square Footage is sold or otherwise transferred to a new owner, a division and further allocation of the unused Exemption Square Footage must be made in the deed to the new owner or all of the unused Exemption Square Footage will be deemed to have remained with the unsold or transferred portion of the Lot or Parcel. All allocations of unused Exemption Square Footage must be made at the time of the initial or any subsequent division of the Tract, not after the fact.

This instrument conveys \_\_\_\_\_ square feet of Exemption Square Footage to the Grantee.

Subject to any rights-of-way, dedications, easements or mineral reservation of record.

TO HAVE AND TO HOLD, The same unto the said GRANTEE and unto their heirs, successors and assigns forever, with all appurtenances and hereditaments thereto belonging.

GRANTORS, for and in consideration of the sum of money, agrees to hereby release and relinquish unto GRANTEE, all of their right, dower, homestead, and curtesy in and to the said property.

WITNESS our hands this \_\_\_\_\_.

\_\_\_\_\_  
Grantor

\_\_\_\_\_  
Grantor

## ACKNOWLEDGMENT

State of Arkansas

County of Pulaski

On this \_\_\_\_\_, 20\_\_, before me, a Notary Public within and for said County and State, duly commissioned and acting, appeared in person \_\_\_\_\_, to me personally well known as the person(s) whose name(s) appear(s) upon the within and the foregoing Quitclaim Deed, and stated that he/she/they had executed the same for the consideration and purpose therein mentioned and set forth, and I do hereby certify.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

\_\_\_\_\_  
NOTARY PUBLIC

My commission expires: \_\_\_\_\_

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument. **NO MONEY EXCHANGED.**

\_\_\_\_\_  
Grantee or Agent

\_\_\_\_\_  
Grantee's or Agent's Address