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2020R-029803

FILED

JONESBORO DISTRICT

CRAIGHEAD COUNTY, ARKANSAS

CANDACE EDWARDS, CLERK & RECORDER

12/23/2020 02:58:06 PM

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PAGES: 3

MACY GRAVES

THIS INSTRUMENT PREPARED BY: J. ROBIN NIX, II, ATTORNEY

Warranty Deed

(WITH RELINQUISHMENT OF DOWER & CURTESY)

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, **Jessica Counts, a single person and Sammy McPherson and Mary Katherine McPherson, a married couple**, for and in consideration of the sum of \$416,000.00, and other good and valuable considerations to us in hand paid by the **Grantees** herein, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, and convey unto **Clayton Lenderman, a single person and Shannon Lenderman, a married person, as joint tenants with right of survivorship**, and unto **their heirs** and assigns forever, the following lands lying in the County of **Craighead** and State of **Arkansas**, to wit:

Lot IV-4 of Terra Hills Phase IV, as shown on Plat recorded in Plat Cabinet "C" page 124 at Jonesboro, Arkansas, and being subject to Bill of Assurance of record in Deed Record 528 page 59 and Amended Bill of Assurance recorded in Deed Record 550 page 586, Second Amendment to Bill of Assurance recorded in Mortgage Record 712 page 785, and re-recorded in Deed Record 555 page 940, and Third Amendment to Bill of Assurance recorded in Deed Record 609 page 164 at Jonesboro, Arkansas, and to easements as shown on recorded Plat.

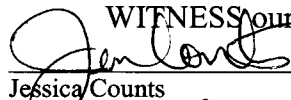
Subject to assessments, building lines, easements, mineral reservations and/or conveyances, restrictions, and any other matters of record or fact.

To have and to hold the same unto the said **Grantees** and unto **their heirs** and assigns forever, with all appurtenances hereunto belonging.

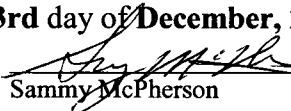
And we hereby covenant with said **Grantees** that we will forever warrant and defend the title to the said lands against all claims whatsoever.

And we, **Jessica Counts, a single person and Sammy McPherson and Mary Katherine McPherson, a married couple**, for and in consideration of the said sum of money, do hereby release and relinquish unto the said **Grantees** our rights of dower, courtesy, and possibility of Homestead in and to said lands.

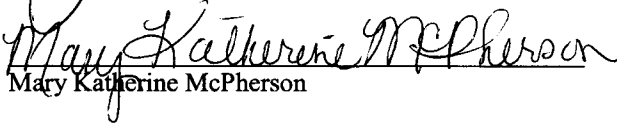
WITNESS our hands and seals on this 23rd day of December, 2020.



Jessica Counts



Sammy McPherson



Mary Katherine McPherson

Warranty Deed, 2 Sellers



ACKNOWLEDGMENT

STATE OF Arkansas
COUNTY OF Craighead

BE IT REMEMBERED, that on this day came before me the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting, **Jessica Counts, a single person and Sammy McPherson and Mary Katherine McPherson, a married couple**, to me well known as the grantors in the foregoing Deed, and stated that they had executed the same for the consideration and purpose therein mentioned and set forth.

And on the same day also voluntarily appeared before me each of the said grantors separately, and each grantor in the absence of such grantor's spouse declared that he or she had, of his or her own free will, executed said Deed and signed and sealed the relinquishment of dower, courtesy and homestead in the said Deed for the consideration and purposes therein contained and set forth, without compulsion or undue influence of such grantor's spouse.

WITNESS my hand and seal as such Notary Public on this **23rd** day of **December, 2020**

Sanda Greene

Sanda Greene, Notary Public

My Commission Expires:
August 20, 2030



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.

Clayton Lenderman

Clayton Lenderman

Mailing Address: 175 County Road 788, Jonesboro, AR 72405



STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION
MISCELLANEOUS TAX SECTION
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 20-3612

Grantee: CLAYTON LENDERMAN AND SHANNON LENDERMAN
Mailing Address: 175 COUNTY ROAD 788
JONESBORO AR 724050000

Grantor: JESSICA COUNTS, SAMMY MCPHERSON AND MARY KATHERINE
Mailing Address: MCPHERSON
175 COUNTY ROAD 788
JONESBORO AR 724050000

Property Purchase Price: \$416,000.00
Tax Amount: \$1,372.80
County: CRAIGHEAD
Date Issued: 12/23/2020
Stamp ID: 1790167040

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

Grantee or Agent Name (printed): Clayton Lenderman
Grantee or Agent Name (signature): Nix Title Date: 12/23/2020
Address: 175 County Road 788
City/State/Zip: Jonesboro, AR 72405