

ELECTRONIC RECORDING  
**2020R-016762**  
CERTIFICATE OF RECORD  
JONESBORO DISTRICT  
CRAIGHEAD COUNTY, ARKANSAS  
CANDACE EDWARDS, CLERK & RECORDER  
07/28/2020 10:12:44 AM  
RECORDING FEE: 25.00  
PAGES: 3

Please Return To:

Lenders Title Company  
2207 Fowler Avenue  
Jonesboro AR, 72401  
Phone: 870-935-7410  
Fax: 870-933-7222

File Number: 20-078104-300

This deed form prepared under the supervision of:  
J. Mark Spradley, Attorney at Law  
1501 N. University, Suite 155  
Little Rock, AR 72202

Transactional data completed by Lenders Title Company



Warranty Deed - Unmarried (Letter).rtf

FOR RECORDER'S USE ONLY

**WARRANTY DEED**  
(UNMARRIED PERSON)

**KNOW ALL MEN BY THESE PRESENTS:**

That, Valerie Needham, f/k/a Valerie Taylor, an unmarried person, Grantor, for and in consideration of the sum of ---TEN AND 00/100--- DOLLARS (\$10.00)—and other good and valuable consideration in hand paid by James M Turman, a married person, Jimmy L Laws and Peggy A Laws, a married couple, Grantee(s), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee(s), and unto their heirs and assigns forever, the following lands lying in the County of Craighead and the State of Arkansas to-wit:

**Lot 28 of Oak Subdivision, Second Addition, of the Northwest Quarter of the Southeast Quarter of Section 1, Township 14 North, Range 4 East, Craighead County, Arkansas, as shown by Plat in Plat Cabinet "B" Page 109 at Jonesboro, Arkansas, subject to Bill of Assurance in Deed Record 459 Page 655 and to easements as shown on recorded Plat.**

Subject to any recorded: assessments, building lines, easements, mineral reservations and/or conveyances, and restrictions, if any.

**TO HAVE AND TO HOLD** the above described lands unto the Grantee(s) and their heirs and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging.

And I hereby covenant with the Grantee(s) that I will forever warrant and defend the title to the above described lands against all claims whatsoever.

WITNESS my hand and seal on this 24th day of July, 2020.

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. Exempt or no consideration paid if none shown.

Valerie Needham  
Valerie Needham, f/k/a Valerie Taylor

GRANTEE OR AGENT: James M. Juan

GRANTEE'S ADDRESS: 374 Sundown Ln Jonesboro AR 74201

**ACKNOWLEDGMENT**

STATE OF ARKANSAS            )  
  )    SS.  
COUNTY OF CRAIGHEAD    )

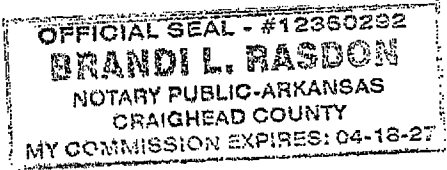
**BE IT REMEMBERED**, that on this day came before me, the undersigned, a notary public within and for the County and State aforesaid, duly commissioned and acting, Valerie Needham, f/k/a Valerie Taylor, to me well known as (or satisfactorily proven to be) the person whose name is subscribed to the foregoing instrument and acknowledged that they had executed the same for the consideration, uses and purposes therein mentioned and set forth.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and official seal this 24th day of July, 2020.

Brandi L. Rasdon  
Notary Public

My commission Expires:

\_\_\_\_\_





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: 20-078104-300

**Grantee:** JAMES M. TURMAN, JIMMY L. LAWS AND PEGGY A. LAWS  
**Mailing Address:** 374 SUNDOWN  
 JONESBORO AR 724010000

**Grantor:** VALERIE NEEDHAM  
**Mailing Address:** 4211 CEDAR VALLEY  
 PARAGOULD AR 724500000

**Property Purchase Price:** \$150,000.00  
**Tax Amount:** \$495.00  
**County:** CRAIGHEAD  
**Date Issued:** 07/28/2020  
**Stamp ID:** 689014784

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): Lenders Title Co., agent

Grantee or Agent Name (signature): *Dana Fisher* Date: 7-28-20

Address: 374 Sundown

City/State/Zip: Jonesboro, AR 72401