

Space Above This Line for Recorder's Use

### WARRANTY DEED

THIS DEED, Made and entered into this 23rd day of December, 2020, by and between:

**Judy C. Haddock and Terry L. Roach, Jr. as joint tenants with right of survivorship, Grantor(s)**

of the County of Mississippi, State of Arkansas party of the first part, and

**Tyler Swanson and Brianna Swanson, husband and wife, Grantee(s)**

Grantee's Address: 920 Country Side Dr. Blytheville, AR 72315  
of the County of Mississippi, State of Arkansas, party of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations paid by the said party of the second part, the receipt of which is hereby acknowledged, does by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said party of the second part, the following described real estate situated in the County of Craighead and State of Arkansas to wit:

**Lots 185, 186, 187 and 188 of the Original Survey of the Town of Monette, Arkansas.**

Street address of said property is: 115 Southwest Main Street, Monette, AR 72447

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

TO HAVE AND TO HOLD the same together with all the rights and appurtenances to the same belonging, unto said party of the Second Part, and to the successors and assigns of such party forever.

The said party of the first part hereby covenanting that said party and their heirs, executors and administrators of such party, shall and will WARRANT AND DEFEND the title to the premises unto the said party of the second part, and to the heirs and assigns of such party forever, against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 2020 and thereafter, and special taxes becoming a lien after the date of this deed.

IN WITNESS WHEREOF, the said party of the first part has executed this instrument the day and year first above written.

Judy C. Haddock  
Judy C. Haddock

Terry L. Roach, Jr.  
Terry L. Roach, Jr.

STATE OF ARKANSAS

COUNTY OF MISSISSIPPI

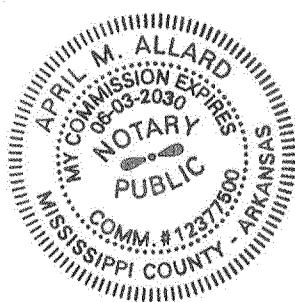
I, April M. Allard, a Notary Public for the County of Mississippi and State of Arkansas, do hereby certify that Judy C. Haddock and Terry L. Roach, Jr. as joint tenants with right of survivorship personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 23rd of December, 2020.

April M. Allard  
Notary Public

My Commission Expires: June 3, 2030

(SEAL)



Prepared By:  
Terry Abstract Company  
405 North Broadway  
Blytheville, AR 72315



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: 2012037

**Grantee:** TYLER AND BRIANNA SWANSON  
**Mailing Address:** 920 COUNTRY SIDE DR.  
BLYTHEVILLE AR 723150000

**Grantor:** JUDY HADDOCK AND TERRY ROACH  
**Mailing Address:** P.O. BOX 583  
LEACHVILLE AR 724380000

**Property Purchase Price:** \$45,000.00  
**Tax Amount:** \$148.50  
**County:** MISSISSIPPI  
**Date Issued:** 12/23/2020  
**Stamp ID:** 1278199808

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): Megina Logan  
Grantee or Agent Name (signature): Megina Logan Date: 12/23/20  
Address: 920 Country Side Dr.  
City/State/Zip: Blytheville AR 72315