

NIX

2022R-000611

FILED

JONESBORO DISTRICT

CRAIGHEAD COUNTY, ARKANSAS

CANDACE EDWARDS, CLERK & RECORDER

01/11/2022 08:37:29 AM

FEE: 25.00

PAGES: 3

TONI HARGETT

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

Warranty Deed

(WITH RELINQUISHMENT OF DOWER & CURTESY)

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, **Deonte Lenard Thomas and Hauwa Catherine Thomas, a married couple, by Deonte Lenard Thomas, Attorney-In-Fact for Hauwa Catherine Thomas**, for and in consideration of the sum of **\$148,500.00**, 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 **Ciara Brooke Fender, a single person and Emory Allen Crafton, a single 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 21 in Block "D" of Woodridge Place Subdivision Phase III, Jonesboro, Arkansas, as shown by Plat in Plat Cabinet "C" page 162, subject to Bill of Assurance recorded in Deed Record 585 page 432, 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, **Deonte Lenard Thomas and Hauwa Catherine Thomas, a married couple, by Deonte Lenard Thomas, Attorney-In-Fact for Hauwa Catherine Thomas**, 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 **10th** day of **January, 2022**.

Deonte Lenard Thomas
Deonte Lenard Thomas

Hauwa Catherine Thomas
Hauwa Catherine Thomas, By Deonte Lenard Thomas her Attorney-In-Fact
by Deonte Lenard Thomas
an attorney in fact

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, **Deonte Lenard Thomas and Hauwa Catherine Thomas, a married couple, by Deonte Lenard Thomas, Attorney-In-Fact for Hauwa Catherine Thomas,** 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 **10th** day of **January, 2022**

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.

Ciara Brooke Fender
Ciara Brooke Fender

Mailing Address: **1519 Charles Dr, 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



Grantee: CIARA FENDER AND EMORY CRAFTON
Mailing Address: 1519 CHARLES DR
JONESBORO AR 724050000

Grantor: DEONTE AND HAUWA THOMAS
Mailing Address: 1519 CHARLES DR
JONESBORO AR 724050000

Property Purchase Price: \$148,500.00
Tax Amount: \$491.70

County: CRAIGHEAD
Date Issued: 01/10/2022
Stamp ID: 886827008

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): Ciara Fender & Emory Crafton

Grantee or Agent Name (signature): _____ Date: 01-10-22

Address: 1519 Charles Dr

City/State/Zip: Jonesboro, AR 72405