

NIX

2023R-000691

FILED

JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
DAVID VAUGHN, CLERK & RECORDER
01/12/2023 01:56:23 PM
FEE: 25.00
PAGES: 3
TONI HARGETT

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

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS:

That I, **Alex Goodin, Grantor**, for and in consideration of the sum of \$10.00 , and other good and valuable considerations to me in hand paid by the **Grantee** the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **Kevin Goodin, a single person, Grantee**, and unto **his heirs** and assigns forever, the following described land situated in the County of **Craighead**, State of **Arkansas**, to-wit:

Lot 79 of Club Place Addition to the City of Jonesboro, Arkansas, as shown by Plat in Plat Cabinet "B" Page 76, subject to Bill of Assurance in Deed Record 411 Page 311 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 **Grantee** and unto **his heirs** and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

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

WITNESS my hand and seal on this **11th** day of **January, 2023**.



ALEX GOODIN

Warranty Deed - Single

92001109:1*1
DocID:200066664



ACKNOWLEDGMENT

STATE OF **Arkansas**
COUNTY OF **Craighead**

Be it remembered, that on this day came before me the undersigned, a Notary Public duly commissioned qualified and acting, within and for said County and State, in person the within named **Alex Goodin**, to me personally well known to be the person whose name is subscribed to the within instrument and acknowledged that **he/she/they** executed the same for the purposes therein contained.

In testimony whereof I have hereunto set my hand and official seal this **11th** day of **January, 2023**

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.

[Signature]

Kevin Goodin

Mailing Address: ~~1201 Golf Course Dr, Jonesboro, AR 72404~~

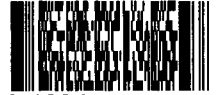
*1807 Bernard St.
Jonesboro AR 72401*



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: 23-1034

Grantee: KEVIN GOODIN
Mailing Address: 1807 BERNARD ST
JONESBORO AR 724015276

Grantor: ALEX GOODIN
Mailing Address: 1807 BERNARD ST
JONESBORO AR 724015276

Property Purchase Price: \$74,000.00
Tax Amount: \$244.20

County: CRAIGHEAD
Date Issued: 01/11/2023
Stamp ID: 1049679872

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): Kevin Goodin

Grantee or Agent Name (signature): _____ Date: 1/11/23

Address: 1807 Bernard St

City/State/Zip: Jonesboro, AR 72401