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2022R-001149

FILED  
JONESBORO DISTRICT  
CRAIGHEAD COUNTY, ARKANSAS  
CANDACE EDWARDS, CLERK & RECORDER  
01/18/2022 02:04:24 PM  
FEE: 25.00  
PAGES: 3  
TONI HARGETT

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

# WARRANTY DEED

(CORPORATION)

KNOW ALL MEN BY THESE PRESENTS:

THAT **Sims & Blancett, Inc.**, by its designated officer, duly authorized by proper resolution of its Board of Directors, for and in consideration of the sum of **\$331,203.00**, and other good and valuable considerations to the corporation in hand paid by the **Grantees** herein, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto **Clifton Dale Wheeley and Devon Lee Wheeley, a married couple, as tenants by the entirety**, and unto **their heirs** and assigns forever, the following described land situated in the County of **Craighead**, State of **Arkansas**, to-wit:

Lot 14 in Block "A" of Sarah Crossing Subdivision, Phase 1 to the City of Jonesboro, Arkansas, as shown by Plat recorded in Plat Cabinet "C" page 340 at Jonesboro, Arkansas, subject to Bill of Assurance recorded in Document #2019R-024185 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.

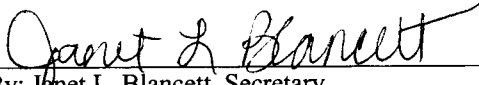
TO HAVE AND TO HOLD the same unto the said **Grantees** and unto **their heirs** and assigns forever, with all appurtenances thereunto belonging.

And **Sims & Blancett, Inc.**, hereby covenants with said **Grantees** that it will forever warrant and defend the title to the said lands against all claims whatsoever.

IN TESTIMONY WHEREOF, the name of the **grantor** is hereunto fixed by its designated officer this **14th** day of **January, 2022**.

Sims & Blancett, Inc.

  
By: Calvin R. Blancett, President

  
By: Janet L. Blancett, Secretary

Corporate Warranty Deed



**CORPORATE 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 within named **Calvin R. Blancett** and **Janet L. Blancett**, to me personally well known, who stated they are the President and Secretary of **Sims & Blancett, Inc.**, and are duly authorized in their capacity to execute the foregoing instrument for and in the name and behalf of said corporation, and further stated and acknowledged that **he/she/they** had signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF I have hereunto set my hand and official seal this **14th** 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.

*Clifton Dale Wheeley*

Mailing Address: **3109 Creekview Ct, Jonesboro, AR 72404**



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: 22-0071

**Grantee:** CLIFTON AND DEVON WHEELLEY  
**Mailing Address:** 3109 CREEKVIEW CT  
JONESBORO AR 724040000

**Grantor:** SIMS & BLANCETT, INC.  
**Mailing Address:** PO BOX 25  
LAKE CITY AR 724370000

**Property Purchase Price:** \$331,203.00  
**Tax Amount:** \$1,095.60

**County:** CRAIGHEAD  
**Date Issued:** 01/14/2022  
**Stamp ID:** 899409920

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): Clifton + Devon Wheelley

Grantee or Agent Name (signature): " " Date: 1.14.22

Address: 3109 Creekview Ct

City/State/Zip: Jonesboro, AR 72404