

This Instrument Prepared By:
Gardner Milner, PLLC
Attorneys at Law
P.O. Box 17037
Jonesboro, AR 72403

After Recording Return To:
Professional Title Services of Arkansas, LLC
2713 E. Nettleton Avenue
Jonesboro, AR 72401
Re: File No. 2023-1640

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS:

THAT I, BRADEN OVERMAN, a single person, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by EARL FRAZIER and CAROLYN FRAZIER, husband and wife, Grantees, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said Grantees, and unto their heirs and assigns forever, the following described lands lying in Craighead County, Arkansas, to-wit:


Lot 1 in Block D of Coggin Addition to Caraway, Arkansas as shown on Plat recorded in Deed Record 54 Page 87 at Lake City, Arkansas.

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

To have and to hold the same unto the said Grantees, and unto their heirs and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

And Grantor hereby covenants with said Grantees that he will forever warrant and defend the title to the said lands against all lawful claims whatever.

WITNESS my hand and seal on this 3 day of July, 2023.



Braden Overman, Grantor

ACKNOWLEDGMENT

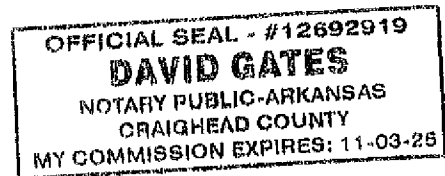
STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

On this 3 day of July, 2023, before me, a Notary Public, appeared the within named Braden Overman, a single person, to me personally well known (or satisfactorily proven to be such person), who stated and acknowledged that he had so 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 3 day of July, 2023.



Notary Public





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: 2023-1640

Grantee: EARL FRAZIER AND CAROLYN FRAZIER
Mailing Address: 412 WEST STATE STREET
CARAWAY AR 724190000

Grantor: BRADEN OVERMAN
Mailing Address: 571 A NORTH NEW YORK
CARAWAY AR 724190000

Property Purchase Price: \$160,000.00
Tax Amount: \$528.00
County: CRAIGHEAD
Date Issued: 07/06/2023
Stamp ID: 487143424

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): Professional Title As Agent

Grantee or Agent Name (signature): Kendra Gossett Date: 7-6-2023

Address: 412 West State Street

City/State/Zip: Caraway, AR 72419