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2021R-024227

FILED

JONESBORO DISTRICT  
CRAIGHEAD COUNTY, ARKANSAS  
CANDACE EDWARDS, CLERK & RECORDER  
10/05/2021 01:15:12 PM  
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PAGES: 3  
LIZ TROUTMAN

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

# Warranty Deed

(WITH RELINQUISHMENT OF DOWER & CURTESY)

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, **Carla Bradford Hammett and Ronald Hammett, a married couple**, for and in consideration of the sum of **\$149,900.00**, and other good and valuable considerations to us in hand paid by the **Grantee** herein, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, and convey unto **Manuela Ramirez, a single person**, and unto **his heirs** and assigns forever, the following lands lying in the County of **Craighead** and State of **Arkansas**, to wit:

Lot 9 of Oak Hills Subdivision, Craighead County, Arkansas, as shown by plat in Plat Cabinet "B" page 74, and subject to Bill of Assurance in Deed Record 393 page 391 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.

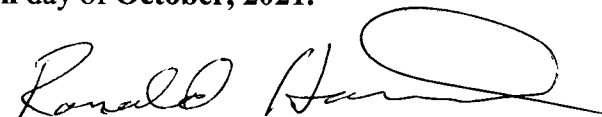
To have and to hold the same unto the said **Grantee** and unto **his heirs** and assigns forever, with all appurtenances hereunto belonging.

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

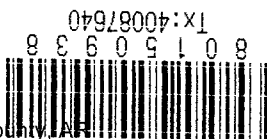
And we, **Carla Bradford Hammett and Ronald Hammett, a married couple**, for and in consideration of the said sum of money, do hereby release and relinquish unto the said **Grantees** our rights of dower, courtesy, and possibility of Homestead in and to said lands.

WITNESS our hands and seals on this **4th** day of **October, 2021**.

  
Carla Bradford Hammett

  
Ronald Hammett

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, **Carla Bradford Hammett and Ronald Hammett, a married couple**, 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.

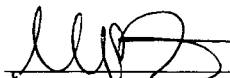
WITNESS my hand and seal as such Notary Public on this **4th** day of **October, 2021**

  
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.

  
Manuela Ramirez

Mailing Address: **160 County Road 766, 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



File Number: 21-3152

**Grantee:** MANUELA RAMIREZ  
**Mailing Address:** 160 COUNTY ROAD 766  
JONESBORO AR 724050000

**Grantor:** CARLA AND RONALD HAMMETT  
**Mailing Address:** 160 COUNTY ROAD 766  
JONESBORO AR 724050000

**Property Purchase Price:** \$149,900.00  
**Tax Amount:** \$495.00

**County:** CRAIGHEAD  
**Date Issued:** 10/04/2021  
**Stamp ID:** 1634953216

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): Manuela Ramirez

Grantee or Agent Name (signature): " " Date: 10/21/21

Address: 1100 County Road 766

City/State/Zip: Jonesboro AR 72405