

Type of Instrument: Distributee's Deed
 Grantor: Barry Woodard, Denny Woodard
 and Loretta Johnson
 Grantees: Ron Hudspeth and Emma Hudspeth,
 husband and wife

This Instrument Prepared By and
 After Recording Return To:
 Waddell, Cole & Jones, PLLC
 Attorneys at Law
 P.O. Box 1700
 Jonesboro, Arkansas 72403

**DISTRIBUTEE'S DEED PURSUANT TO AFFIDAVIT OF
 COLLECTION OF SMALL ESTATE BY DISTRIBUTEE**

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, the undersigned, Barry Woodard, a married person, Denny Woodard, a married person, and Loretta Johnson, a single person, being the distributees of Evelyn V. Cochran, Deceased, desires to transfer, pursuant to the Affidavit of Collection of Small Estate by Distributee filed in the Matter of the Estate of Evelyn V. Cochran, deceased, in the Circuit Court (Probate Division) of the Western District of Craighead County, certain real estate hereinafter described.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Barry Woodard, Denny Woodard and Loretta Johnson, the heirs of Evelyn V. Cochran, deceased, hereinafter referred to collectively as "Grantor," by virtue of the power vested in the Grantor under Arkansas law and the Affidavit of Collection of Small Estate by Distributee filed in the Circuit Court (Probate Division) of the Western District of Craighead County on the 16th day of June, 2021, does hereby grant and convey unto Ron Hudspeth and Emma Hudspeth, husband and wife, hereinafter called the "Grantees," as TENANTS BY THE ENTIRETY, and unto the Grantees' heirs and assigns forever, all of the Grantor's interest in the following described property situated in the Western District of Craighead County, Arkansas, to-wit:

(See Attached Exhibit A)

TO HAVE AND TO HOLD the same unto the Grantees, and unto the Grantees' heirs and assigns forever, together with all improvements and appurtenances thereunto belonging.

And Barry Woodard and his spouse, Shelly Woodard, and Denny Woodard and his spouse, Betty Woodard, do hereby release and relinquish unto the said Grantee, and unto their heirs and assigns forever, all of their right and possibility of curtesy, dower and homestead in and to the said lands.

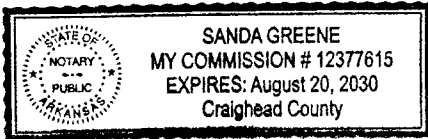


ACKNOWLEDGMENT

STATE OF Arkansas)
) ss:
COUNTY OF Craighead)

BE IT REMEMBERED, that on this day came before me, the undersigned, a Notary Public within and for the County and State aforesaid, duly qualified, commissioned and acting, Denny Woodard and Betty Woodard, husband and wife, to me personally well known as the Grantor in the foregoing Distributee's Deed, and stated that they had executed the same for the consideration and purposes therein mentioned and set forth and relinquished their respective rights of dower, curtesy, and homestead, if any, in the subject property set forth in the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 31st day of December, 2021.



Sanda Greene
Notary Public

My Commission Expires:
08/20/2030

ACKNOWLEDGMENT

STATE OF Arkansas)
) ss:
COUNTY OF Craighead)

BE IT REMEMBERED, that on this day came before me, the undersigned, a Notary Public within and for the County and State aforesaid, duly qualified, commissioned and acting, Loretta Johnson, a single person, to me personally well known as the Grantor in the foregoing Distributee's Deed, and stated that she had executed the same for the consideration and purposes therein mentioned and set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 31st day of December, 2021.



Sanda Greene
Notary Public

My Commission Expires:
08/20/2030

FAUSERS\CH\Woodard, Barry\Distributees Deed.Bay property - revised.wpd

EXHIBIT "A"

Tract 1: Part of Lots 7 and 8 of Perry's Subdivision of Block "C" and Lot 2 of the Northeast Quarter of the Northwest Quarter of Section 21, Township 13 North, Range 5 East, in the Town of Bay, Arkansas, more particularly described as follows: Begin at the Northeast corner of the Northeast Quarter of the Northwest Quarter of Section 21, Township 13 North, Range 5 East, thence South on the Half Section Line 643.5 feet; thence South 58° 30' West 421.4 feet; thence North 31° 30' West 18.3 feet to point of beginning proper; thence North 31° 30' West 148 feet; thence South 58° 30' West 150 feet; thence South 31° 30' East 148 feet; thence North 58° 30' East 150 feet to point of beginning proper, being the Northeast 90 feet of Lot 7 and the Southwest 60 feet of the Southeast 148 feet of Lot 8 of said Perry's Subdivision, Craighead County, Arkansas. (204 Fielder)

Tract 2: A part of Lot 8 of Perry's Subdivision of Block "C" and Lot 2 of the Northeast Quarter of the Northwest Quarter of Section 21, Township 13 North, Range 5 East, to the Town of Bay, Arkansas, more particularly described as follows: Begin at the Southwest Corner of Lot 8 of Perry's Subdivision of Block "C" aforesaid and run thence Northeasterly along Fielder Street 60 feet to the point of beginning proper; thence continue Northeasterly along Fielder Street 154 feet to the East line of Lot 8; thence Northwesterly along the East line of Lot 8 a distance of 150 feet; thence Southwesterly parallel to Fielder Street 154 feet; thence Southeasterly 150 feet to the point of beginning proper. (208 Fielder)



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: RON AND EMMA HUDSPETH
Mailing Address: 83 COUNTY ROAD 7629
JONESBORO AR 724010000

Grantor: BARRY WOODARD, DENNY WOODARD, AND LORETTA JOHNSON
Mailing Address: 83 COUNTY ROAD 7629
JONESBORO AR 724010000

Property Purchase Price: \$70,000.00
Tax Amount: \$231.00

County: CRAIGHEAD
Date Issued: 01/03/2022
Stamp ID: 701097984

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): RON & EMMA HUDSPETH

Grantee or Agent Name (signature): " " Date: 01-03-22

Address: 83 County Road 7629

City/State/Zip: JONESBORO, AR 72401