

NIX

2022R-001142

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 AT LAW

Warranty Deed

(Single Person)

KNOW ALL MEN BY THESE PRESENTS:

That We, **Jacob Becker, a single person and Sarah Guffey f/k/a Sarah Becker, a single person**, for and in consideration of the sum of **\$330,000.00**, and other good and valuable considerations to me in hand paid by the **Grantees** the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **Michael Wayne Malone and Meghan Denise Malone, 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:

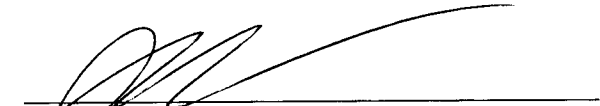
The following lands in Craighead County, Arkansas, to-wit: That part of the North Half of the Northwest Quarter of the Northwest Quarter of Section 3, Township 15 North, Range 3 East, described as follows: Beginning at the Northwest corner of said tract; thence South 89° 58' 58" East along the North line of Section 3, 208.00 feet; thence South 00° 12' 41" West, 187.00 feet; thence South 89° 58' 58" East, 220.00 feet; thence North 00° 12' 41" East, 187.00 feet to the North line of Section 3; thence South 89° 58' 58" East along said North line 885.40 feet to the East line of the Northwest Quarter of the Northwest Quarter of Section 3; thence South 00° 05' 49" West along said East line, 661.09 feet to the South line of the North Half of the Northwest Quarter of the Northwest Quarter of Section 3; thence South 89° 46' 02" West along said South line, 1314.74 feet to the West line of Section 3; thence North 00° 12' 41" East along said West line 666.84 feet to the true point of beginning, containing 19.09 acres, more or less, subject to a road easement along the West side for Craighead County Road #308 and North side for Craighead County Road #335 and any other easements that may affect said lands.

Subject to assessments, building lines, easements, mineral reservations and/or conveyances, restrictions, and any other matters of record or fact.

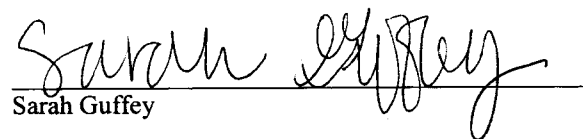
To have and to hold the same unto the said **Grantees** and unto **their heirs** and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

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

WITNESS my hand and seal on this **14th** day of **January, 2022**.



Jacob Becker



Sarah Guffey

Warranty Deed - Single



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 **Jacob Becker, a single person and Sarah Guffey f/k/a Sarah Becker, a single person,** 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 **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.

Michael Wayne Malone

Michael Wayne Malone

Mailing Address: **2662 County Road 308, Bono, AR 72416**



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: 21-4171

Grantee: MICHAEL MALONE
Mailing Address: 2662 CR 308
BONO AR 724160000

Grantor: SARAH GUFFEY
Mailing Address: 2662 CR 308
BONO AR 724160000

Property Purchase Price: \$330,000.00
Tax Amount: \$1,089.00

County: CRAIGHEAD
Date Issued: 01/14/2022
Stamp ID: 1502996480

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): Michael Malone

Grantee or Agent Name (signature): ll ll Date: 1-14-22

Address: 2662 CR 308

City/State/Zip: Bono AR 72416