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2023R-007887

FILED  
JONESBORO DISTRICT  
CRAIGHEAD COUNTY, ARKANSAS  
DAVID VAUGHN, CLERK & RECORDER  
05/09/2023 01:08:02 PM  
FEE: 25.00  
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, **Stacy Emerson and Scott Emerson, wife and husband, Grantors**, for and in consideration of the sum of **\$330,000.00**, and other good and valuable considerations to us in hand paid by the **Grantees** herein, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, and convey unto **Matthew A. Lamb and Megan Lamb, husband and wife, as tenants by the entirety, Grantees**, and unto **their heirs** and assigns forever, the following lands lying in the County of **Craighead** and State of **Arkansas**, to wit:

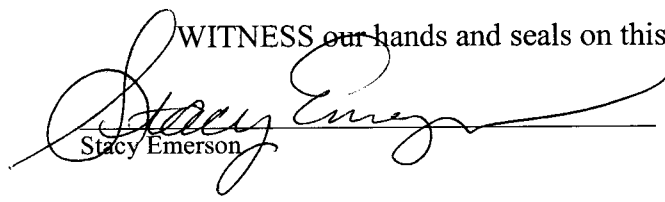
Lot 23 of Country Club Village, Jonesboro, Arkansas, as shown by Plat in Plat Cabinet "A" page 31 at Jonesboro, Arkansas, subject to Bill of Assurance and Amendments thereto in Deed Record 257 page 239 and Deed Record 262 page 152 at Jonesboro, Arkansas, and to easements as shown on recorded plat. Subject to assessments, building lines, easements, mineral reservations and/or conveyances, restrictions, and any other matters of record or fact.

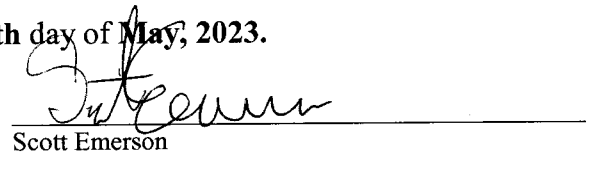
To have and to hold the same unto the said **Grantees** and unto **their heirs** and assigns forever, with all appurtenances hereunto belonging.

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

And we, **Stacy Emerson and Scott Emerson, wife and husband**, for and in consideration of the said sum of money, do hereby release and relinquish unto the said **Grantees** our rights of dower, curtesy, and possibility of Homestead in and to said lands.

WITNESS our hands and seals on this **8th** day of **May**, 2023.

  
Stacy Emerson

  
Scott Emerson

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, **Stacy Emerson and Scott Emerson, wife and husband**, 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, curtesy 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 **8th** day of **May, 2023**

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.

Matthew A. Lamb  
Matthew A. Lamb

Mailing Address: **1601 Hillcrest Dr, Jonesboro, AR 72401**



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: 23-1583

**Grantee:** MATTHEW A. LAMB & MEGAN LAMB  
**Mailing Address:** 1601 HILLCREST DR  
JONESBORO AR 724015121

**Grantor:** STACY EMERSON & SCOTT EMERSON  
**Mailing Address:** 1601 HILLCREST DR  
JONESBORO AR 724015121

**Property Purchase Price:** \$330,000.00  
**Tax Amount:** \$1,089.00  
**County:** CRAIGHEAD  
**Date Issued:** 05/09/2023  
**Stamp ID:** 498612224

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): Matthew A. Lamb & Megan Lamb

Grantee or Agent Name (signature): " " Date: 5/9/23

Address: 1601 Hillcrest Dr

City/State/Zip: Jonesboro, AR 72401