

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

Warranty Deed

(WITH RELINQUISHMENT OF DOWER & CURTESY)

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, **Charlotte B. Griffith and John B. Griffith, wife and husband**, for and in consideration of the sum of \$ 130,000.00, 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 Ted Troutman and Alice Troutman, husband and wife, as tenants by the entirety,

and unto their heirs and assigns forever, the following lands lying in the County of **Craighead** and State of **Arkansas**, to wit:

Lot 22 of Murray Creek Subdivision, Phase IV, and Replat of Lots 45 through 50 of Murray Creek Subdivision, Phase III, as shown by Plat in Plat Cabinet "B" page 125 at Jonesboro, Arkansas, subject to Bill of Assurance in Deed Record 386 page 501 and Amendment to Bill of Assurance in Deed Record 395 page 698 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.

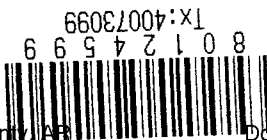
And we, **Charlotte B. Griffith and John B. Griffith, wife and husband**, for and in consideration of the said sum of money, do hereby release and relinquish unto the said **Grantees** our rights of dower, courtesy, and possibility of Homestead in and to said lands.

WITNESS our hands and seals on this 25th day of Sept, 2020.


Charlotte B. Griffith


John B. Griffith

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, **Charlotte B. Griffith and John B. Griffith, 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, 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 25th day of September, 2020.

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.

Alice Troutman
Alice Troutman

Mailing Address: ~~1701 Hibiscus Ct.~~, Jonesboro, AR 72405

189 CR 7822
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: 21-0098

Grantee: TED AND ALICE TROUTMAN
Mailing Address: 189 CR 7822
JONESBORO AR 724050000

Grantor: CHARLOTTE AND JOHN GRIFFITH
Mailing Address: 189 CR 7822
JONESBORO AR 724050000

Property Purchase Price: \$130,000.00
Tax Amount: \$429.00

County: CRAIGHEAD
Date Issued: 01/04/2021
Stamp ID: 1519372288

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): Ted + Alice Troutman

Grantee or Agent Name (signature): " " Date: 1/4/21

Address: 189 CR 7822

City/State/Zip: Jonesboro, AR 72405