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2021R-000163

FILED

JONESBORO DISTRICT

CRAIGHEAD COUNTY, ARKANSAS

CANDACE EDWARDS, CLERK & RECORDER

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

Warranty Deed

(Single Person)

KNOW ALL MEN BY THESE PRESENTS:

That I, **Jo Ellen Warren, a single person**, for and in consideration of the sum of **\$168,000.00**, and other good and valuable considerations to me in hand paid by the **Grantee** the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **Long Properties & Investments LLC**, and unto **its successors** and assigns forever, the following described land situated in the County of **Craighead**, State of **Arkansas**, to-wit:

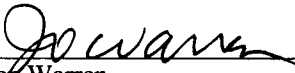
Lot 24 of Beaver Creek, Phase III, as shown by plat in Plat Cabinet "C" page 188 at Jonesboro, Arkansas, subject to Bills of Assurance recorded in Deed Record 718 page 532, Deed Record 758 page 246 and Deed Record 766 page 670, and to easements shown on said plat.

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 **its successors** and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

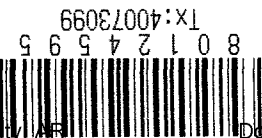
And I hereby covenant with said **Grantee**, that I will forever warrant and defend the title to the said lands against all claims whatsoever.

WITNESS my hand and seal on this **4th** day of **January, 2021**.



Jo Ellen Warren

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 **Jo Ellen Warren, 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 **4th** day of **January, 2021**

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.

Jordan Long
Long Properties & Investments LLC

Mailing Address: P.O. Box 466 Trumann, AR 72472



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: 21-0068

Grantee: LONG PROPERTIES & INVESTMENTS, LLC
Mailing Address: PO BOX 66
TRUMANN AR 724720000

Grantor: JO ELLEN WARREN
Mailing Address: 6046 BEAVER CREEK LN
JONESBORO AR 724040000

Property Purchase Price: \$168,000.00
Tax Amount: \$554.40

County: CRAIGHEAD
Date Issued: 01/05/2021
Stamp ID: 1114122240

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): Long Properties + Investments, LLC

Grantee or Agent Name (signature): " " Date: 1/5/21

Address: PO Box 66

City/State/Zip: Trumann, AR 72472