

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

Warranty Deed

(WITH RELINQUISHMENT OF DOWER & CURTESY)

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, **Bradley Wisdom and Ariel Wisdom, a married couple, Grantors**, for and in consideration of the sum of **\$175,000.00**, 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 **James R. Strait and Carolyn M. Strait, a married couple, 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:

Tract 1: A part of the South Half of the Northeast Quarter of the Southeast Quarter of Section 35, Township 15 North, Range 4 East, more particularly described as follows: Begin at the Southeast corner of said Section 35; thence North 00°00'00" East 1589.29 feet; thence South 89°51'09" West 304.35 feet to the point of beginning proper; continue thence South 89°51'09" West 260.23 feet; thence North 00°00'00" East 196.21 feet; thence South 83°56'23" East 55.12 feet; thence South 57°45'54" East 68.66 feet; thence South 63°06'45" East 37.39 feet; thence South 79°08'34" East 37.28 feet; thence North 57°50'25" East 91.47 feet; thence South 00°00'00" West 191.82 feet to the point of beginning proper, containing 1.00 acre, more or less.

Tract 2: Part of the Northeast Quarter of the Southeast Quarter of Section 35, Township 15 North, Range 4 East, more particularly described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 35; thence North 00°00'00" West along the East line of Section 35 aforesaid 1589.29 feet to the point of beginning; thence South 89°51'09" West departing from said Section line 564.78 feet; thence South 00°00'00" East 60 feet; thence North 89°51'09" East 564.78 feet; thence North 00°00'00" West 60 feet to the point of beginning.

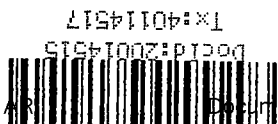
Subject to assessments, building lines, easements, mineral reservations and/or conveyances, restrictions, and any other matters of record or fact.

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, **Bradley Wisdom and Ariel Wisdom, a married couple**, 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.

Warranty Deed, 2 Sellers



WITNESS our hands and seals on this 3rd day of May, 2023.

Bradley Wisdom
Bradley Wisdom

Ariel Wisdom
Ariel Wisdom

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, **Bradley Wisdom and Ariel Wisdom, a married couple**, 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 3rd 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.

James R. Strait
James R. Strait

Mailing Address: P.O. Box 19223, Jonesboro, AR 72403



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: 23-1732

Grantee: JAMES R. STRAIT AND CAROLYN M. STRAIT
Mailing Address: PO BOX 19223
JONESBORO AR 724039223

Grantor: BRADLEY WISDOM AND ARIEL WISDOM
Mailing Address: 3035 COUNTY ROAD 745
JONESBORO AR 724058202

Property Purchase Price: \$175,000.00
Tax Amount: \$577.50

County: CRAIGHEAD
Date Issued: 05/03/2023
Stamp ID: 2094520320

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): James R. Strait & Carolyn M. Strait

Grantee or Agent Name (signature): " " " " Date: 5/3/23

Address: PO Box 19223

City/State/Zip: Jonesboro, AR 72403