

2023R-018184

FILED

JONESBORO DISTRICT  
CRAIGHEAD COUNTY, ARKANSAS  
DAVID VAUGHN, CLERK & RECORDER

10/13/2023 04:30:23 PM

FEE: 25.00

PAGES: 3

SHELENA SHUMPERT

This Instrument Prepare by:  
GOODWIN MOORE, PLLC  
200 South Pruett Street  
Paragould, AR 72450

By: Harry Truman Moore

NO DOCUMENTARY STAMPS REQUIRED

BENEFICIARY DEED

This indenture made this \_\_\_\_ day of October, 2023, by and between William Tol Wilson, as attorney in fact for Bill Wilson, a/k/a W.A. Wilson Jr., GRANTOR, AND Gaye Wilson and William Bo Wilson, or the survivor as between them, GRANTEES, WITNESSETH:

Grantor hereby conveys to the Grantees, effective on death of Grantor, the following described real property located in Craighead County, Arkansas:

Apartment #S-2, Cambridge Court Horizontal Regime, as shown by Plat Cabinet "A" page 145 at Jonesboro, Arkansas, and being subject to restrictions as shown in By-Laws of record in Miscellaneous Record 12 page 807 at Jonesboro, Arkansas, and amendment to By-Laws recorded in Deed Record 316 page 495, and Amendment and Corrected Master Deed Recorded in Deed Record 327 page 44 and Second Amendment to By-Laws Recorded in Deed Record 344 page 141, and subject to any easement of record

This deed is executed pursuant to Act 1918 of 2005 (A.C.A. §18-12-608) and amendments thereto, and shall not take effect until the death of the Grantor. This beneficiary deed is subject to all conveyances, assignments, contracts, mortgage, deeds of trust, liens, security pledges, oil, gas or mineral leases, or other encumbrances made by the Grantor, existing at the time of the owner's death, whether or not the conveyances of encumbrances are created before or after the execution of this beneficiary deed, and

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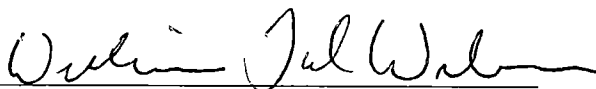


shall be subject to the conditions of any claim stated in Act 1918 of 2005 or amendments thereto.

It is Grantor's desire that should the above named Grantee predecease Grantor, the descendants of said Grantee shall take their share by representation, and if the Grantee predeceases Grantor without leaving descendants, then the Grantee's share shall lapse.

To have and to hold the same together with all rights, immunities, privileges, and appurtenances unto the Grantee and the Grantee's heirs and assigns forever, provided, however, that this deed shall not take effect until the conditions stated above concerning the death of the Grantor takes place and the same may be revoked at any time while the Grantor is still living in the manner specified by A.C.A. §18-12-608.

IN WITNESS WHEREOF, the Grantor has set his hand the day and date first above written.

  
William Tol Wilson, attorney in fact  
for Bill Wilson, a/k/a W.A. Wilson  
Jr., Grantor

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF CRAIGHEAD

On this 13<sup>th</sup> day of October, 2023, before me, a Notary Public, the undersigned officer, personally appeared William Tol Wilson, as attorney in fact for Bill Wilson, a/k/a W.A. Wilson, Jr., who acknowledged that he executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Sheleena Shumpert

Notary Public

My Commission Expires:

7-11-2032

(Seal)

**SHELENA SHUMPERT  
NOTARY PUBLIC - STATE OF ARKANSAS  
CRAIGHEAD COUNTY  
MY COMMISSION EXPIRES 07-11-2032  
COMMISSION # 12719968**