

NIX

2023R-018173

FILED

JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
DAVID VAUGHN, CLERK & RECORDER
10/13/2023 01:29:21 PM
FEE: 25.00
PAGES: 3
TONI HARGETT

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

Warranty Deed

(WITH RELINQUISHMENT OF DOWER & CURTESY)

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, **Robert W. Patterson III and Lizanna Patterson f/k/a Lizanna McCurley, a married couple, Grantors**, for and in consideration of the sum of **\$184,000.00**, 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 **Justin Baggs and Jenny Baggs, 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:

Lot 35 of Antler Ridge Phase 1, Craighead County, Arkansas as shown on recorded Correction Plat in Plat Cabinet "C" page 362 at Jonesboro, Arkansas, subject to Bill of Assurance recorded as Document #2021R-010516 at Craighead County, Arkansas, and being subject to easements as shown on recorded plat.

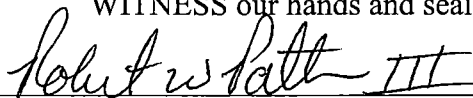
Subject to assessments, building lines, easements, mineral reservations and/or conveyances, restrictions, and any other matters of record or fact.

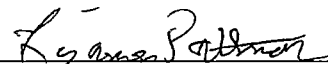
To have and to hold the same unto the said **Grantees** and unto **their heirs** and assigns forever, with all appurtenances hereunto belonging.

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, **Robert W. Patterson III and Lizanna Patterson f/k/a Lizanna McCurley, 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.

WITNESS our hands and seals on this **12th** day of **October, 2023**.


Robert W. Patterson III


Lizanna Patterson

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, **Robert W. Patterson III and Lizanna Patterson f/k/a Lizanna McCurley, 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 **12th** day of **October, 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.

Justin Baggs
Justin Baggs

Mailing Address: 424 CR 148 Boro AR 72416



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: 23-2858

Grantee: JUSTIN BAGGS AND JENNY BAGGS
Mailing Address: 424 CR 148
BONO AR 724160000

Grantor: ROBERT W. PATTERSON III AND LIZANNA PATTERSON F/K/A
Mailing Address: LIZANNA MCCURLEY
3119 LACOSTE DR
JONESBORO AR 724046841

Property Purchase Price: \$184,000.00
Tax Amount: \$607.20

County: CRAIGHEAD
Date Issued: 10/13/2023
Stamp ID: 1046263808

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): JUSTIN BAGGS AND JENNY BAGGS

Grantee or Agent Name (signature): *Justin Baggs as Agent* Date: 10/13/23

Address: 424 CR 148

City/State/Zip: BONO AR 724160000