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2021R-000046

FILED

JONESBORO DISTRICT

CRAIGHEAD COUNTY, ARKANSAS

CANDACE EDWARDS, CLERK & RECORDER

01/04/2021 02:45:11 PM

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PAGES: 3

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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT **K & T Custom Homes LLC**, for and in consideration of the sum of **\$236,760.00**, and other good and valuable considerations to the company in hand paid by the **Grantee** herein, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto **Jacob McDowell, a single person**, and unto **his heirs** and assigns forever, the following described land situated in the County of **Craighead**, State of Arkansas, to-wit:

Lot 33 of Bobcat Meadows Subdivision, Phase 3A, to the City of Jonesboro, Craighead County, Arkansas, as shown by plat recorded in Plat Cabinet "C" page 343 at Jonesboro, Arkansas, subject to Bill of Assurance recorded in Document #2020R-001866 at Jonesboro, Arkansas, and 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 **Grantee** and unto **his heirs** and assigns forever, with all appurtenances thereunto belonging.

And, **K & T Custom Homes LLC**, hereby covenants with said **Grantee** that it will forever warrant and defend the title to the said lands against all claims whatsoever.

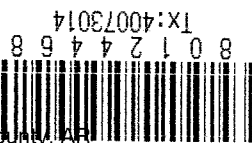
IN TESTIMONY WHEREOF, the name of the **grantor** is hereunto fixed by its member this **31st** day of **December, 2020**.

K & T Custom Homes LLC



By: Kevin Jones, Member

Limited Liability Warranty Deed



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 within named **Kevin Jones**, to me personally well known, who stated he is the Member of **K & T Custom Homes LLC** and is duly authorized in his capacity to execute the foregoing instrument for and in the name and behalf of said company, and further stated and acknowledged that **he/she/they** had signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF I have hereunto set my hand and official seal this **31st** day of **December, 2020**.

Sandra 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.

Jacob McDowell

Jacob McDowell

Mailing Address: **4137 Lynx Ln., 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: 20-3751

Grantee: JACOB MCDOWELL
Mailing Address: 4137 LYNX LN
JONESBORO AR 724050000

Grantor: K&T CUSTOM HOME, LLC
Mailing Address: 2201 JAMESTOWN
JONESBORO AR 724040000

Property Purchase Price: \$236,760.00
Tax Amount: \$782.10

County: CRAIGHEAD
Date Issued: 01/04/2021
Stamp ID: 790480896

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): Jacob McDowell

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

Address: 4137 Lynx Ln

City/State/Zip: Jonesboro, AR 72405