

NIX

2023R-014741

FILED

JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
DAVID VAUGHN, CLERK & RECORDER
08/21/2023 12:50:54 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, **Greg J. Bellows and Deborah F. Bellows, a married couple, Grantors**, for and in consideration of the sum of **\$30,000.00**, 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 **Charles Gautro and Samantha Gautro, 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:

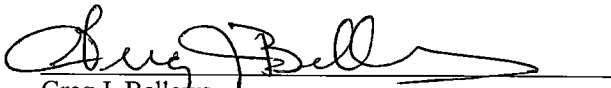
A tract commencing at the Northeast corner of the West Half of the Northwest Quarter of Section 13, Township 13 North, Range 2 East; thence North 89°27'30" West, 314.0 feet to the point of beginning; thence South 0°41'27" West, 184.0 feet to a point; thence North 89°27'30" West, 83.0 feet; thence South 0°41'27" West, 80 feet; thence North 89°27'30" West, 160.0 feet; thence North 00°41'27" East, 264 feet; thence South 89°27'30" East, 243 feet to the point of beginning proper; subject to an easement for ingress and egress extending from a point of beginning which is North 89°27'30" West, 314 feet from the Northeast corner of the West Half of the Northwest Quarter of Section 13, Township 13 North, Range 2 East; thence South 0°41'27" West, 184 feet; thence on a line North 89°27'30" West to the West boundary of the existing gravel road; thence Northerly along the Westerly boundary of said gravel road to a point where same intersects with a line extended South 89°27'30" East from the point of beginning; thence South 89°27'30" East 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.

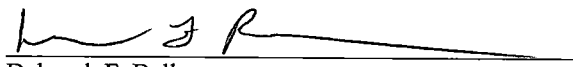
To have and to hold the same unto the said **Grantees** and unto **their heirs** and assigns forever, with all appurtenances hereunto belonging.

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, **Greg J. Bellows and Deborah F. Bellows, 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 **18th** day of **August, 2023**.


Greg J. Bellows


Deborah F. Bellows

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, **Greg J. Bellows and Deborah F. Bellows, 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 **18th** day of **August, 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.

Charles Gautro
Charles Gautro

Mailing Address: **847 County Road 204, Jonesboro, AR 72404**



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: 23-2553

Grantee: CHARLES GAUTRO & SAMNATHA GAUTRO
Mailing Address: 847 COUNTY ROAD 204
JONESBORO AR 724048903

Grantor: GREG J. BELLOWS & DEBORAH F. BELLOWS
Mailing Address: 141 EASTWOOD DR
MUNFORD TN 380586865

Property Purchase Price: \$30,000.00
Tax Amount: \$99.00

County: CRAIGHEAD
Date Issued: 08/21/2023
Stamp ID: 277559296

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): Charles Gautro & Samantha Gautro

Grantee or Agent Name (signature): " " Date: 8/21/23

Address: 847 County Road 204

City/State/Zip: Jonesboro, AR 72404