

This Instrument Prepared By:
Gardner Law Firm, P. A.
A Professional Association
P.O. Box 17037
Jonesboro, AR 72403

ELECTRONIC RECORDING
2022R-000978
CERTIFICATE OF RECORD
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
CANDACE EDWARDS, CLERK & RECORDER
01/14/2022 11:45:44 AM
RECORDING FEE: 25.00
PAGES: 3

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS:

THAT I, CHARLES E. PORTER III, a married person, Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by CHARLES E. PORTER III and BRITTANY L. PORTER, husband and wife, Grantees, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said Grantees, and unto their heirs and assigns forever, the following described lands lying in Craighead County, Arkansas, to-wit:

Lot 5 of Ozburn Addition to the Town of Bono, Arkansas, as shown by Plat of record in Deed Record 179 Page 10 and to easements as shown on recorded Plat.

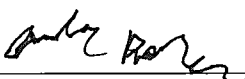
(Legal not verified by deed preparer but taken from that certain Warranty Deed recorded as Instrument No. 2020R-008078 on April 17, 2020 at the Craighead County Circuit Clerk's Office.)

TO HAVE AND TO HOLD the same unto the said Grantees, and unto their heirs and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

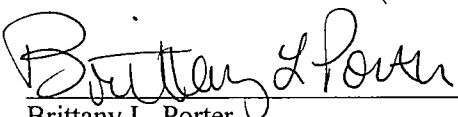
And Grantor hereby covenants with said Grantees that Grantor will forever warrant and defend the title to the said lands against all lawful claims whatever.

And I, BRITTANY L. PORTER, spouse of Grantor, for and in consideration of the said sum of money, do hereby separately release and relinquish unto the said Grantees, and unto their heirs and assigns forever, all of my right and possibility of curtesy, dower and homestead in and to the said lands.

WITNESS our hands and seals on this 14th day of January, 2022.



Charles E. Porter III, Grantor



Brittany L. Porter

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

On this 14th day of January, 2022, before me, a Notary Public, appeared the within named Charles E. Porter III and Brittany L. Porter, husband and wife, to me personally well known (or satisfactorily proven to be such persons), who stated and acknowledged that they had so 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 14th day of January, 2022.



Andrea Panneck

Notary Public



ARKANSAS DEPARTMENT OF FINANCE AND ADMINISTRATION
Arkansas Real Property Tax Affidavit of Compliance Form

Grantee (Purchaser) Name Charles E. Porter III and Brittany L. Porter			Grantor (Seller) Name Charles E. Porter III		
Grantee (Purchaser) Address 109 Elizabeth Street			Grantor (Seller) Address 109 Elizabeth Street		
City Bono	State AR	Zip Code 72416	City Bono	State AR	Zip Code 72416

Date of real property transfer (as reflected on the transfer instrument): January 14, 2022

Name of the county where the property is located: Craighead County

Amount of the full consideration for the transaction: \$0.00

- Tax is due: Value of the documentary stamps: _____
- No tax is due: Family or Gift or Consideration of \$100 or less
- No tax is due: Exemption (check one exemption below)
- Transfers to or from the United States, the State of Arkansas, or any of the instrumentalities, agencies, or political subdivisions thereof.
 - Any instrument given in writing to secure a debt.
 - Any instrument solely for the purpose of correcting or replacing an instrument that has been previously recorded with full payment of tax having been paid at the time of the previous recordation.
 - Instruments conveying land sold for delinquent taxes.
 - Instruments conveying leasehold interest in land only.
 - Instruments, including timber deeds, which convey the right to remove timber for a period not to exceed twenty-four (24) months.
 - Instruments given by one party in a divorce action to other party to the divorce action as a division of marital property whether by agreement or order of the court.
 - Instruments given in any judicial proceeding to enforce any security interest in real estate when the instrument transfers the property to the same person who is seeking to enforce the security interest.
 - Instruments given to a secured party in lieu of or to avoid a judicial proceeding to enforce a security interest in real estate.
 - Instruments conveying a home financed by the Federal Housing Administration, Department of Veterans Affairs, or United States Department of Agriculture (USDA) Rural Development, if the sale price of the home is sixty thousand dollars (\$60,000) or less and the seller files with the county recorder of deeds a sworn statement by the buyer stating that neither the buyer nor the spouse of the buyer has owned a home within three (3) years of the date of closing and also stating the sale price of the home.
 - Instruments conveying land between corporations, partnerships, limited liability companies, or between a business entity and its shareholder, partner or member of a corporation incident to the organization, reorganization, merger, consolidation, capitalization, asset distribution, or liquidation of a corporation, partnership, limited liability company, or other business entity.
 - A beneficiary deed under ACA 18-12-608.
 - Other (Explain): _____

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.

Brittany L. Porter
(Print Name)

Brittany L. Porter
(Signature of Requestor)

1/14/2022
(Date)