

ELECTRONIC RECORDING
2020R-023159
CERTIFICATE OF RECORD
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
CANDACE EDWARDS, CLERK & RECORDER
10/07/2020 03:56:11 PM
RECORDING FEE: 40.00
PAGES: 6

WHEN RECORDED MAIL TO:

FIDELITY NATIONAL TITLE CO – NCS DIV
ONE EAST WASHINGTON STREET, SUITE 450
PHOENIX, AZ 85004
ATTN: KELLI VOS
(602)343-7572

TITLE NO.: 20-5113

ESCROW NO.: Z2033438-KJV

DO NOT REMOVE THIS COVER SHEET. IT IS NOW PART OF THE RECORDED DOCUMENT.

DOCUMENT TO BE RECORDED:

SPECIAL WARRANTY DEED

Recording requested by, and
After recording return to:

STATE OF ARKANSAS

§
§
§
§

COUNTY OF CRAIGHEAD

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:


THAT, REALTY INCOME CORPORATION, a Maryland corporation (“Grantor”), for and in consideration of the sum of TEN DOLLARS (\$10) and other good and valuable consideration in hand paid to the undersigned by 1ST SLIDER JOINT, LLC, an Arkansas limited liability company (“Grantee,” whose mailing address is 2221 Hill Park Cove, Jonesboro, AR 72401), the receipt and sufficiency of such consideration being hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does hereby GRANT, SELL, CONVEY and CONFIRM unto Grantee that certain real property being more particularly described on Exhibit ”A,” attached hereto and made a part hereof for all purposes, together with all improvements and fixtures situated thereon (collectively, the “Property”); SUBJECT TO all real estate taxes not yet delinquent; covenants, conditions, restrictions, easements, rights of way and other matters of record; applicable laws, ordinances, statutes, orders, requirements and regulations to which the Property is subject, including, without limitation, all building, zoning and environmental laws and requirements; and any state of facts which a new or updated survey or physical inspection of the Property might disclose.

TO HAVE AND TO HOLD the Property, together with all and singular the rights, hereditaments, and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns, and Grantor hereby agrees to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor but not otherwise.

EXECUTED this 1st day of October, 2020.

GRANTOR:

REALTY INCOME CORPORATION,
a Maryland corporation

By: 
Name: T.J. Chun
Title: Senior Vice President
Investments & Head of Asset Management
Address: 11995 El Camino Real
San Diego, CA 92130
Attn: Legal Department


Approved As To Form
Legal Department
L. Satterfield

ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

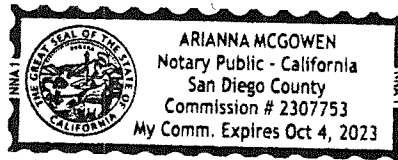
COUNTY OF SAN DIEGO

On October 1, 2020 before me, Arianna McGowen, Notary Public, personally appeared TJ Chun, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Arianna McGowen
Signature of Notary Public



(Notary Seal)

EXHIBIT "A"
LEGAL DESCRIPTION OF REAL PROPERTY

LOCATION: 2229 S. CARAWAY ROAD
JONESBORO, AR 72401

Lot 1 in Block 4 of Vance's 2nd Addition to Jonesboro, Arkansas, as shown by Plat in Plat Cabinet "A" Page 10 at Jonesboro, Arkansas, subject to Bill of Assurance in Deed Record 285, Page 203 at Jonesboro Arkansas and to easements as shown on said Plat.



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: 20-5113


Grantee: 1ST SLIDERJOINT, LLC
Mailing Address: 2221 HILL PARK COVE
JONESBORO AR 724010000

Grantor: THE REALTY INCOME CORPORATION
Mailing Address: N/A
N/A MD N/A000000

Property Purchase Price: \$480,000.00
Tax Amount: \$1,584.00

County: CRAIGHEAD
Date Issued: 10/07/2020
Stamp ID: 582436864

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):  citytitle llc, as agent for Grantee
& closing
Grantee or Agent Name (signature): *duiker* 479-935-4177 Date: 10-7-20
Address: 2221 Hill Park Cove
City/State/Zip: Jonesboro, AR 72401