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2022R-000835

FILED

LAKE CITY DISTRICT  
CRAIGHEAD COUNTY, ARKANSAS  
CANDACE EDWARDS, CLERK & RECORDER  
01/13/2022 09:51:45 AM  
FEE: 25.00  
PAGES: 3  
TONI HARGETT

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

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT **Huey's Car Wash LLC**, for and in consideration of the sum of **\$150,000.00**, 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 **GSB Properties, L.L.C.**, and unto **its successors** and assigns forever, the following described land situated in the County of **Craighead**, State of Arkansas, to-wit:

A part of the Southwest Quarter of the Southeast Quarter of Section 21, Township 14 North, Range 6 East, being more particularly described as follows: Beginning at the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 21; thence West 535.00 feet; thence North 02°12'20" West 65.30 feet to the old North right of way line of State Highway #18; thence North 89°37'43" West along said old right of way 100.13 feet; thence North 89°38'49" West along said old right of way 23.90 feet; thence North 02°11'54" West 19.48 feet to a point on the new right of way line of State Highway 18, said point being the point of beginning proper; thence North 89°35'41" West 98.98 feet; thence North 02°12'07" West 160.48 feet; thence South 89°46'16" East 98.98 feet; thence South 02°11'54" East 160.71 feet to the point of beginning proper, containing 0.36 acres, more or less, subject to all rights of way and easements of record. LESS AND EXCEPT THAT PART contained in Lot 1 of Strobbe's Replat to the City of Lake City, Arkansas being a part of the Southwest Quarter of the Southeast Quarter of Section 21, Township 14 North, Range 6 East, as shown by Plat recorded in Plat Cabinet "A" page 5 and Document #LC2016R-1297 at Lake City, Arkansas.


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

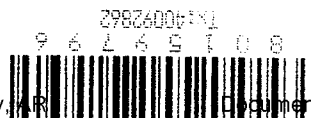
TO HAVE AND TO HOLD the same unto the said **Grantee** and unto **its successors** and assigns forever, with all appurtenances thereunto belonging.

And, **Huey's Car Wash 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 **10th** day of **January, 2022**.

Huey's Car Wash LLC

  
By: Daniel Paden Huey, 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 **Daniel Paden Huey** , to me personally well known, who stated he is the Member of **Huey's Car Wash 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.

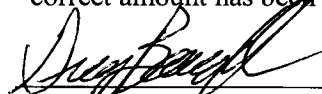
IN TESTIMONY WHEREOF I have hereunto set my hand and official seal this **10th** day of **January, 2022**.

  
\_\_\_\_\_  
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.

  
\_\_\_\_\_  
**GSB Properties, L.L.C.**

Mailing Address: 1716 EXECUTIVE SQUARE  
JONESBORO AR 72401



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



Grantee: GSB PROPERTIES, L.L.C.  
Mailing Address: 1716 EXECUTIVE SQUARE  
JONESBORO AR 724010000

Grantor: HUEY'S CAR WASH LLC  
Mailing Address: 1716 EXECUTIVE SQUARE  
JONESBORO AR 724010000

Property Purchase Price: \$150,000.00  
Tax Amount: \$495.00

County: CRAIGHEAD  
Date Issued: 01/12/2022  
Stamp ID: 1637083136

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): GSB Properties, L.L.C.

Grantee or Agent Name (signature): \_\_\_\_\_ Date: 01-12-22

Address: 1716 Executive Square

City/State/Zip: Jonesboro, AR 72401