

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

After Recording Return To:
Professional Title Services of Arkansas, LLC
740 Southwest Drive
Jonesboro, AR 72401

Re: File No. 2021-1515

ELECTRONIC RECORDING
2022R-000227
CERTIFICATE OF RECORD
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
CANDACE EDWARDS, CLERK & RECORDER
01/05/2022 11:55:46 AM
RECORDING FEE: 25.00
PAGES: 3

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS:

THAT WE, JUSTIN COUNCE and BLAKELEE COUNCE, husband and wife, Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by FRED M. HARGETT, III and WESLYNN HARGETT, 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 9 in Block "A" of Rankin's Oak Forest Subdivision, Fourth Addition to the City of Jonesboro, Craighead County, Arkansas, as shown by Plat in Deed Record 198 Page 78 at Jonesboro, Arkansas, subject to Bill of Assurance in Deed Record 236 Page 228 and to easements as shown on said Plat.


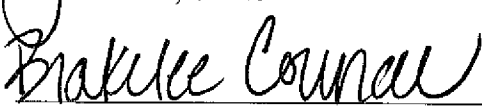
Subject to any recorded: assessments, building lines, easements, mineral reservations and/or conveyances, and restrictions, if any.

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 Grantors hereby covenant with said Grantees that we will forever warrant and defend the title to the said lands against all lawful claims whatever.

And Grantors, for the consideration aforesaid, do each hereby separately release and relinquish unto the said Grantees, and their heirs and assigns, all their rights of dower, curtesy and homestead in and to the said lands.

WITNESS our hands and seals on this 3rd day of January, 2022.


Justin Counce, Grantor

Blakelee Counce, Grantor

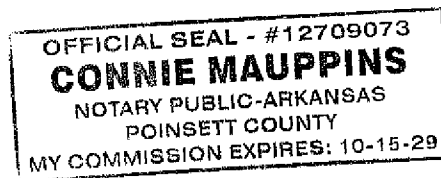
ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

On this 31st day of January, 2022, before me, a Notary Public, appeared the within named Justin Counce and Blakelee Counce, 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 31st day of January, 2022.

Connie Mauppins
Notary Public





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: 2021-1515

Grantee: FRED M. HARGETT, III AND WESLYNN HARGETT
Mailing Address: 2600 COVEY DRIVE
JONESBORO AR 724040000

Grantor: JUSTIN COUNCE AND BLAKELEE COUNCE
Mailing Address: 3707 BURDYSHAW DRIVE
JONESBORO AR 724010000

Property Purchase Price: \$255,000.00
Tax Amount: \$841.50
County: CRAIGHEAD
Date Issued: 01/05/2022
Stamp ID: 1016588288

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): Professional Title As Agent

Grantee or Agent Name (signature): Kendra Gosselt Date: 1-5-2022

Address: 2600 Covey Drive

City/State/Zip: Jonesboro, AR 72404