

This Instrument Prepared by:
Snellgrove, Langley, Culpepper
Williams & Mullally
P.O. Box 1346
Jonesboro, AR 72403

NO DOCUMENTARY STAMPS REQUIRED

BENEFICIARY DEED

This indenture made the 9th day of January 2023, by and between DONNA ELIZABETH SHIPMAN, a single individual, GRANTOR, and SARAH ELIZABETH JORDAN, GRANTEE, each per stirpes.

WITNESSETH:

I hereby convey to the Grantee effective on the death of the surviving Grantor the following described real property located in Craighead County, Arkansas:

Apartment #2607 Park Place Horizontal Property Regime, as shown by plat recorded in Plat Cabinet "A" page 151, subject to Restrictions shown in By-Laws recorded in Deed Record 312 page 189 at Jonesboro, Arkansas.

This deed is executed pursuant to Act 1918 of 2005 (A.C.A. § 18-12-608) and amendments thereto, and shall not take effect until the death of the last surviving Grantor. The Beneficiary Deed is subject to all conveyances, assignments, contracts, mortgages, deeds of trust, liens, security pledges, oil, gas or mineral leases, or other encumbrances made by the Grantors existing at the time of the last Grantor's death whether or not the conveyance or encumbrance was created before or after the execution of this Beneficiary Deed, and shall be subject to the conditions of any claim stated in Act 1918 of 2005 or amendments thereto.



It is our desire that if the above named Grantee predeceases us, that the descendants of said Grantee shall take the deceased Grantee's share per stirpes, or if such Grantee shall die without descendants, the deceased Grantee's share shall convey to his or her siblings, per stirpes; otherwise to Grantor's then-heirs at law, per stirpes.

To have and to hold the same together with all rights, immunities, privileges, appurtenances unto the Grantee and the Grantees's heirs and assigns forever, provided, however, that this deed shall not take effect until the conditions stated above concerning the death of the Grantors take place and the same may be revoked at any time while any Grantor is still living in the manner specified by A.C.A. § 18-12-608.

IN WITNESS WHEREOF, Grantors have set their hand the day and date first above written.

Donna Elizabeth Shipman
DONNA ELIZABETH SHIPMAN, Grantor

STATE OF ARKANSAS)
) ss. ACKNOWLEDGMENT
COUNTY OF CRAIGHEAD)

On this 9th day of January 2023, before me, a Notary Public, appeared the within named DONNA ELIZABETH SHIPMAN, a single individual, to me personally well known (or satisfactorily proven to be such person), 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 WHERE OF, I have hereunto set my hand and official seal this 9th day of January 2023.

(Seal)

LYNETTE MURPHY CRAIGHEAD COUNTY NOTARY PUBLIC – ARKANSAS My Commission Expires 05/24/2032 Commission No. 12388128

Lynette Murphy
Notary Public



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

Grantee (Purchaser) Name SARAH ELIZABETH JORDAN			Grantor (Seller) Name DONNA ELIZABETH SHIPMAN		
Address 9706 St. Andrews Drive			Address 2607 Greenbriar Drive		
City Fairfax	State VA	Zip Code 22030	City Jonesboro	State AR	Zip Code 72401

Date of real property transfer (as reflected on the transfer instrument): _____

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

Amount of the full consideration for the transaction: _____

Please select the appropriate exemption below:

- A transfer to or from the United States, the State of Arkansas, or any of the instrumentalities, agencies, or political subdivisions of the United States or the State of Arkansas.
- Any instrument or writing given solely 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 the tax having been paid at the time of the previous recordation.
- An instrument conveying land sold for delinquent taxes.
- An instrument conveying leasehold interest in land only.
- An instrument, including a timber deed, that conveys or grants the right to remove timber from land if the instrument grants or conveys the right to remove timber for a period of not to exceed twenty-four (24) months.
- An instrument given by one (1) 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.
- An instrument 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.
- An instrument given to a secured party in lieu of or to avoid a judicial proceeding to enforce a security interest in real estate.
- An instrument conveying a home financed by the Federal Housing Administration, the United States Department of Veterans Affairs, or the United States Department of Agriculture 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.
- An instrument conveying land between corporations, partnerships, limited liability companies, or other business entities or between a business entity and its shareholder, partner or member 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.
- Consideration of \$100 or less
- 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.

Todd Williams
(Print Name)

Todd Williams
(Signature of Requestor)

1/9/2023
(Date)