

ELECTRONIC RECORDING

**2023R-000930**

CERTIFICATE OF RECORD

JONESBORO DISTRICT

CRAIGHEAD COUNTY, ARKANSAS

DAVID VAUGHN, CLERK & RECORDER

01/18/2023 11:24:35 AM

RECORDING FEE: 25.00

PAGES: 3

Please Return To:

Lenders Title Company  
2207 Fowler Avenue  
Jonesboro AR, 72401  
Phone: 870-935-7410  
Fax: 870-933-7222

File Number: 23-082553-300

This deed form prepared under the supervision of:  
J. Mark Spradley, Attorney at Law  
1501 N. University, Suite 155  
Little Rock, AR 72202

Transactional data completed by Lenders Title Company

Warranty Deed - Unmarried (Letter).rtf

FOR RECORDER'S USE ONLY

**WARRANTY DEED**  
(UNMARRIED PERSON)

**KNOW ALL MEN BY THESE PRESENTS:**

That, Connie Jackson, widow of Michael Jackson, an unmarried person, Grantor, for and in consideration of the sum of ---TEN AND 00/100--- DOLLARS (\$10.00)---and other good and valuable consideration in hand paid by Kevin Adams, Inc., Grantee(s), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee(s), and unto its successors and assigns forever, the following lands lying in the County of Craighead and the State of Arkansas to-wit:

**Lot 4 of School Addition to Lunsford, Arkansas, the same being a part of the Northwest Quarter of the Southwest Quarter of Section 17, Township 13 North, Range 6 East.**

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

**TO HAVE AND TO HOLD** the above described lands unto the Grantee(s) and its successors and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging.

And I hereby covenant with the Grantee(s) that I will forever warrant and defend the title to the above described lands against all claims whatsoever.

**WITNESS** my hand and seal on this 18th day of January, 2023.

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. Exempt or no consideration paid if none shown.

Connie Jackson  
Connie Jackson

GRANTEE OR AGENT: [Signature]  
Kevin Adams, Inc.

GRANTEE'S ADDRESS: 2200 PAUL DR.  
JONESBORO AR 72404

**ACKNOWLEDGMENT**

STATE OF ARKANSAS            )  
  )    SS.  
COUNTY OF CRAIGHEAD        )

**BE IT REMEMBERED**, that on this day came before me, the undersigned, a notary public within and for the County and State aforesaid, duly commissioned and acting, Connie Jackson, widow of Michael Jackson, an unmarried person, to me well known as (or satisfactorily proven to be) the person whose name is subscribed to the foregoing instrument and acknowledged that they had executed the same for the consideration, uses and purposes therein mentioned and set forth.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and official seal this 18th day of January, 2023.

Brandi Rasdon  
Notary Public

My commission Expires:

\_\_\_\_\_





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: 23-082553-300

Grantee: KEVIN ADAMS INC  
Mailing Address: 2200 PAUL DR  
JONESBORO AR 724049094

Grantor: CONNIE JACKSON  
Mailing Address: 124 SUMMER LEIGH CV  
BAY AR 724119464

Property Purchase Price: \$70,000.00  
Tax Amount: \$231.00

County: CRAIGHEAD  
Date Issued: 01/18/2023  
Stamp ID: 1984092160

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): Atc as agent

Grantee or Agent Name (signature): Brandi Resano Date: 1/18/23

Address: 2200 Paul Dr.

City/State/Zip: Jonesboro AR 72404