

2021R-000738

FILED

JONESBORO DISTRICT

CRAIGHEAD COUNTY, ARKANSAS

CANDACE EDWARDS, CLERK & RECORDER

01/12/2021 08:54:59 AM

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PAGES: 4

FELICIA PERSFULL

Return After Recording To:

Regina Steele
211 Pine Street
Jonesboro, AR 72401

Mail Tax Statements To:

Regina Steele
211 Pine Street
Jonesboro, AR 72401

(Reserved for Craighead County Clerk & Recorder)

WARRANTY DEED

STATE OF ARKANSAS

§

KNOW ALL MEN BY THESE PRESENTS:

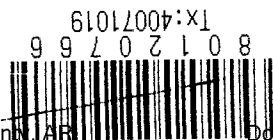
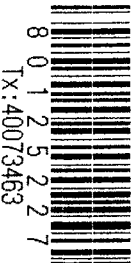
COUNTY OF CRAIGHEAD

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AS OF THIS 11TH DAY OF NOVEMBER, 2020, FOR VALUABLE CONSIDERATION, the receipt and adequacy of which are hereby acknowledged, **KRA, LLC**, an Arkansas limited liability company ("**Grantor**"), hereby grants, bargains, sells conveys, and confirms to **Regina Steele**, an individual ("**Grantee**"), whose address is 211 Pine Street, Jonesboro, AR 72401, that certain real property located in Lawrence County, Arkansas, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (the "**Land**"), together with all of Grantor's right, title and interest in and to the improvements located on the Land (the "**Improvements**"), and together with all rights, privileges and easements appurtenant to the Land, all water, wastewater and other utility rights relating to the Land and any and all easements, rights-of-way and other appurtenances used in connection with the beneficial use and enjoyment of the Land, in each case to the extent assignable (the "**Appurtenances**") (the Land, Improvements and Appurtenances collectively referred to as the "**Property**").


TO HAVE AND TO HOLD the Property, together with, all and singular, the rights and appurtenances thereto in anywise belonging, to Grantee and Grantee's successors and assigns forever; and subject to lien for taxes for the current year and the Permitted Exceptions, Grantor does hereby bind Grantor and Grantor's successors and assigns to warrant and forever defend, all and singular, the Property unto the Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof by, through or under Grantor, but not otherwise, subject to the lien for taxes for the current year and the Permitted Exceptions.



IN WITNESS WHEREOF, Grantor has executed this Deed as of November 11th, 2020.

GRANTOR:

KRA, LLC

By: 
Andy Craft, Managing Member

STATE OF ARKANSAS §
 §
COUNTY OF CRAIGHEAD §

On this 11th day of November 2020, before me, **Matthew Modelevsky**, a Notary Public, (or before any officer within this State or without the State now qualified under existing law to take acknowledgments), duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named **Andy Craft**, (being the person or persons authorized by said limited liability company to execute such instrument, stating his respective capacity in that behalf, to me personally well known (or satisfactorily proven to be such person), who stated that he is the **Managing Member** of the limited liability, and was duly authorized in his respective capacity to execute the foregoing instrument(s) for and in the name and behalf of said limited liability company, and further stated and acknowledged that he 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 11th day of November, 2020.

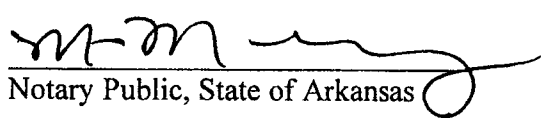

Notary Public, State of Arkansas



Exhibit "A"

Legal Description of Property

The Land referred to herein below is situated in the County of Craighead, State of Arkansas, commonly known as 211 Pine Street, Jonesboro, AR 72401, and is described as follows:

Lots 37 and 38 in Block 1 of R.L. Hayes' Second Addition to the City of Jonesboro, Arkansas, the same being a part of the Northwest Quarter of the Southeast Quarter of Section 7, Township 14 North, Range 4 East.

Warranty Deed – Exhibit "A"



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: REGINA STEELE
Mailing Address: 211 PINE ST
JONESBORO AR 724011746

Grantor: KRA LLC
Mailing Address: PO BOX 1383
JONESBORO AR 724031383

Property Purchase Price: \$27,500.00
Tax Amount: \$92.40

County: CRAIGHEAD
Date Issued: 12/29/2020
Stamp ID: 87541760

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): Regina Steele

Grantee or Agent Name (signature): Regina Steele **Date:** 12-29-20

Address: 211 Pine Street

City/State/Zip: Jonesboro Ar 72401