

This Instrument Prepared by:
ROGER U. COLBERT, P.A.
P.O. Box 638
Paragould, Arkansas 72451-0638
Telephone: 870-236-1500

WARRANTY DEED

This indenture is made this 23 day of January, 2023, by and between JR Woods and Kimberly Woods, husband and wife, GRANTORS, and Austin R. Woods, GRANTEE, WITNESSETH:

That for and in consideration of the sum of ONE DOLLAR, cash in hand paid and other valuable consideration, the receipt of which is hereby acknowledged, grantors do, by these presents, grant, bargain, sell, transfer and convey unto the said grantee and unto his heirs and assigns forever, the following described lands in the Eastern District of Craighead County, Arkansas, to wit:


Lots 177 and 178, Block 6 of the Original Survey of the Town of Monette, Arkansas.

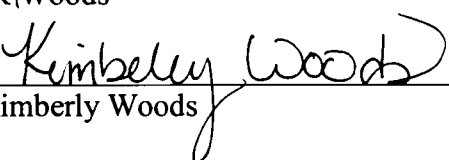
TO HAVE AND TO HOLD said lands unto the said grantee and unto his heirs and assigns forever, together with all and singular the appurtenances thereunto belonging.

And the grantors hereby covenant to and with the grantee and unto his heirs and assigns that they will forever WARRANT AND DEFEND the title to said lands as against all lawful claims whatsoever.

And grantors, for and in consideration of the said sum of money, do hereby release and relinquish unto the said grantee, and unto his heirs and assigns forever, all of their right and possibility of curtesy, dower, and homestead in and to the said lands.

IN WITNESS WHEREOF, the grantors have executed this warranty deed on the date set forth above.



JR Woods


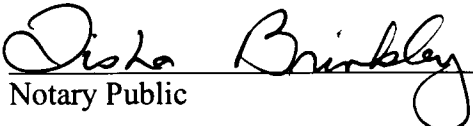
Kimberly Woods

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF Craighead

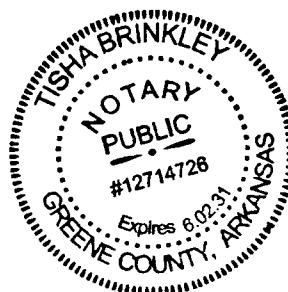
On this 23 day of January, 2023, before me, a Notary Public, or before any officer within this State or without the State now qualified under existing law to take acknowledgments, appeared the within named JR Woods and Kimberly Woods, to me personally well-known or satisfactorily proven to be such persons, 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 hereunto set my hand and official seal.



Notary Public

My Commission Expires:
6-2-31
(SEAL)





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: 22-160031

Grantee: AUSTIN R WOODS
Mailing Address: PO BOX 635
MONETTE AR 724470635

Grantor: JR WOODS AND KIMBERLY WOODS
Mailing Address: PO BOX 473
MONETTE AR 724470473

Property Purchase Price: \$74,200.00
Tax Amount: \$247.50

County: CRAIGHEAD
Date Issued: 01/23/2023
Stamp ID: 1521014784

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): Austin R Woods

Grantee or Agent Name (signature): Community Abstract + Title Date: 1-23-23

Address: PO Box 635

City/State/Zip: Monette, AR 72447-0635