

File No.: 2023-1316
Type of Instrument: Warranty Deed
Grantor: Rausch Coleman Homes Jonesboro, LLC
Grantees: John George Fedor and Mary Margaret
 Fedor, a married couple

This Instrument Prepared By:

Waddell, Cole & Jones, PLLC
Attorneys at Law
P.O. Box 1700
Jonesboro, Arkansas 72403

After recording Return to:

Professional Title Services of Arkansas, LLC
2713 E Nettleton Ave.
Jonesboro, AR 72401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT RAUSCH COLEMAN HOMES JONESBORO, LLC, an Arkansas limited liability company, Grantor, by its Limited Manager, duly authorized by its Members and Managers, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by JOHN GEORGE FEDOR and MARY MARGARET FEDOR, a married couple, Grantees, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said Grantee, and unto his heirs and assigns forever, the following described lands lying Craighead County, Arkansas, to-wit:

Lot 2, Block A, of Pacific Grove Subdivision Phase I (Revised) to Jonesboro, Craighead County, Arkansas, as shown by Plat recorded in Plat Cabinet "C" Page 382 at Jonesboro, Arkansas, subject to Declaration of Covenants, Conditions and Restrictions recorded in Document #2022R-026385 at Jonesboro, Arkansas, and to easements as shown on said Plat.

Subject to assessments, building lines, easements, mineral reservations and/or conveyances, restrictions and any other matters of record or fact.

TO HAVE AND TO HOLD the same unto the said Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

And Grantor hereby covenants with the said Grantees that it will forever warrant and defend the title to said lands against all lawful claims whatever.

IN TESTIMONY WHEREOF, this instrument is hereby executed by the aforescribed Limited Manager of Grantor this 28th day of April, 2023.

RAUSCH COLEMAN HOMES JONESBORO,
LLC

By: Jennifer Owens
Name: Jennifer Owens
Title: Limited Manager

ACKNOWLEDGMENT

STATE OF Arkansas
COUNTY OF Lewis

On this day before me, the undersigned, a Notary Public, within and for the County and State aforesaid, duly qualified, commissioned and acting, personally appeared Jennifer Owens, to me well known, and who subscribed to the foregoing instrument and stated and acknowledged that she was a Limited Manager of Rausch Coleman Homes Jonesboro, LLC, an Arkansas limited liability company, and that she as such Limited Manager, being authorized so to do, had signed, executed, and delivered the foregoing instrument for the consideration, uses, and purposes therein contained, by signing herself as such Limited Manager and executing on behalf of the company as such Limited Manager.

WITNESS my hand and seal as such Notary Public this 28 day of April, 2023.

Rachel Grant
Notary Public

My Commission Expires:
May 31, 2026

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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: 2023-1316

Grantee: JOHN GEORGE FEDOR AND MARY MARGARET FEDOR
Mailing Address: 318 WEST VERANO PLACE
GILBERT AZ 852330000

Grantor: RAUSCH COLEMAN HOMES JONESBORO, LLC
Mailing Address: P.O. BOX 10560
FAYETTEVILLE AR 727030000

Property Purchase Price: \$193,850.00
Tax Amount: \$640.20
County: CRAIGHEAD
Date Issued: 05/03/2023
Stamp ID: 797456384

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 Gossett Date: 5-3-2023

Address: 318 West Verano Place

City/State/Zip: Gilbert AZ 85233