

Nix

THIS INSTRUMENT PREPARED BY: J. ROBIN NIX, II, ATTORNEY

Warranty Deed

(WITH RELINQUISHMENT OF DOWER & CURTESY)

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, **David Martin Caples and Michelle Caples, a married couple, Dennis Mitchell Caples and Treasa Caples, a married couple, Lori Anne Caples Sharp and David Sharp, a married couple, and Devin Matthew Caples and Bridgette Caples, a married couple,** for and in consideration of the sum of \$200,000.00, and other good and valuable considerations to us in hand paid by the **Grantees** herein, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, and convey unto **Lachelle Meir and Yosef Meir, a married couple, as tenants by the entirety,** and unto **their heirs** and assigns forever, the following lands lying in the County of **Craighead** and State of **Arkansas**, to wit:

SEE ATTACHED EXHIBIT "A"

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

NOTE: Gaylon Caples died February 9, 2007 and his widow, Ruth Helen Caples died October 14, 2019.

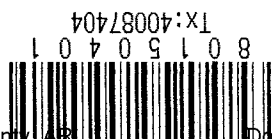
To have and to hold the same unto the said **Grantees** and unto **their heirs** and assigns forever, with all appurtenances hereunto belonging.

And we hereby covenant with said **Grantees** that we will forever warrant and defend the title to the said lands against all claims whatsoever.

And we, **David Martin Caples and Michelle Caples, a married couple, Dennis Mitchell Caples and Treasa Caples, a married couple, Lori Anne Caples Sharp and David Sharp, a married couple, and Devin Matthew Caples and Bridgette Caples, a married couple,** for and in consideration of the said sum of money, do hereby release and relinquish unto the said **Grantees** our rights of dower, courtesy, and possibility of Homestead in and to said lands.

WITNESS our hands and seals on this 29th day of September, 2021.

Warranty Deed, 2 Sellers



X David Martin Caples
David Martin Caples

X Michelle Leigh Caples
Michelle Caples

ACKNOWLEDGMENT

STATE OF Virginia
COUNTY OF Greene

BE IT REMEMBERED, that on this day came before me the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting **David Martin Caples and Michelle Caples, a married couple**, to me well known as the grantors in the foregoing Deed, and stated that they had executed the same for the consideration and purpose therein mentioned and set forth.

And on the same day also voluntarily appeared before me each of the said grantors separately, and each grantor in the absence of such grantor's spouse declared that he or she had, of his or her own free will, executed said Deed and signed and sealed the relinquishment of dower, courtesy and homestead in the said Deed for the consideration and purposes therein contained and set forth, without compulsion or undue influence of such grantor's spouse.

WITNESS my hand and seal as such Notary Public on this 28th day of September
2021

X Charles Andrew Steeves
Notary Public

My Commission Expires:
07/31/2022

Charles Andrew Steeves
NOTARY PUBLIC - 7788695
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JULY 31, 2022

X Devin Matthew Caples
Devin Matthew Caples

X Bridgette Caples
Bridgette Caples

ACKNOWLEDGMENT

STATE OF Arkansas
COUNTY OF Benton

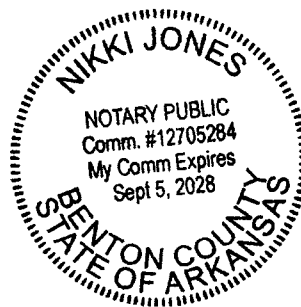
BE IT REMEMBERED, that on this day came before me the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting **Devin Matthew Caples and Bridgette Caples, a married couple**, to me well known as the grantors in the foregoing Deed, and stated that they had executed the same for the consideration and purpose therein mentioned and set forth.

And on the same day also voluntarily appeared before me each of the said grantors separately, and each grantor in the absence of such grantor's spouse declared that he or she had, of his or her own free will, executed said Deed and signed and sealed the relinquishment of dower, courtesy and homestead in the said Deed for the consideration and purposes therein contained and set forth, without compulsion or undue influence of such grantor's spouse.

WITNESS my hand and seal as such Notary Public on this 28 day of September
2021

X Nikki Jones
Notary Public

My Commission Expires:
Sept 5, 2028



X Lori Anne Caples Sharp X David Sharp
Lori Anne Caples Sharp David Sharp

ACKNOWLEDGMENT

STATE OF Tennessee
COUNTY OF Shelby

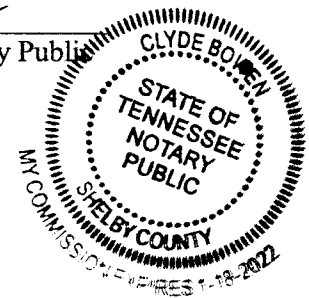
BE IT REMEMBERED, that on this day came before me the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting **Lori Anne Caples Sharp and David Sharp, a married couple**, to me well known as the grantors in the foregoing Deed, and stated that they had executed the same for the consideration and purpose therein mentioned and set forth.

And on the same day also voluntarily appeared before me each of the said grantors separately, and each grantor in the absence of such grantor's spouse declared that he or she had, of his or her own free will, executed said Deed and signed and sealed the relinquishment of dower, courtesy and homestead in the said Deed for the consideration and purposes therein contained and set forth, without compulsion or undue influence of such grantor's spouse.

WITNESS my hand and seal as such Notary Public on this 28 day of September 2021

X Clyde Bowen

Notary Public



My Commission Expires:
1-18-2022

Dennis Mitchell Caples
Dennis Mitchell Caples

Treasa Caples
Treasa Caples

ACKNOWLEDGMENT

STATE OF **Arkansas**
COUNTY OF **Craighead**

BE IT REMEMBERED, that on this day came before me the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting **Dennis Mitchell Caples and Treasa Caples, a married couple**, to me well known as the grantors in the foregoing Deed, and stated that they had executed the same for the consideration and purpose therein mentioned and set forth.

And on the same day also voluntarily appeared before me each of the said grantors separately, and each grantor in the absence of such grantor's spouse declared that he or she had, of his or her own free will, executed said Deed and signed and sealed the relinquishment of dower, courtesy and homestead in the said Deed for the consideration and purposes therein contained and set forth, without compulsion or undue influence of such grantor's spouse.

WITNESS my hand and seal as such Notary Public on this 29th day of September,
2021

Sanda Greene
Sanda Greene, Notary Public

My Commission Expires:
August 20, 2030



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.

Lachelle Meir
Lachelle Meir

Mailing Address: **1929 County Road 353, Bono, AR 72416**

"EXHIBIT A"

Tract 1:

Part of the Northeast Quarter of the Southeast Quarter, Section 29, Township 15 North, Range 3 East, Craighead County, Arkansas, being more particularly described as follows: Beginning at the Northeast Corner of the Northeast Quarter of the Southeast Quarter, Section 29 aforesaid; thence South along the East line of said Section 29 a distance of 367.4 feet to the Northerly right-of-way line of an existing County Road; thence along said right-of-way line as follows: South 62° 37' 40" West 231 feet, South 34° 28' West 173.4 feet; thence North 64° 38' West 150.1 feet; thence North 547.6 feet to the North line of aforesaid Northeast Quarter of the Southeast Quarter, Section 29; thence North 89° 23' 30" East along said line 438.9 feet to the point of beginning proper, and containing, 5.00 acres, more or less, and being contingent on a Road easement along the Southeasterly side of the tract described as follows: a strip of land beginning at the Westerly line of the County Road as it now exists and extending to a right-of-way line 30 feet from the centerline of the road as established by this plat.

Tract 2:

All that part of the Northwest Quarter of the Southwest Quarter of Section 28, Township 15 North, Range 3 East, that lies West of the Jacksonport and Gainesville Road, containing two (2) acres, more or less.

Tract 3:

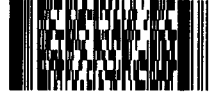
A fractional part of the Southwest Quarter of the Northwest Quarter of Section 28, Township 15 North of the Base Line, Range 3 East of the Fifth Principal Meridian, Craighead County, Arkansas, and being more particularly described as follows: Beginning at the Southwest Corner of the Southwest Quarter of the Northwest Quarter of Section 28, Township 15 North, Range 3 East, aforesaid, thence North 1° 27' East 496.5 feet to the centerline of a private road; thence South 79° 39' East along said road 119.9 feet to the center line of a County Road; thence South 7° 14' East along said road 103.7 feet; thence South 0° 08' East 380.0 feet; thence North 86° 45' West 144.6 feet to the point of beginning proper and containing 1.56 acres, more or less.



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: LACHELLE AND YOSEF MEIR
Mailing Address: 1929 COUNTY ROAD 353
BONO AR 724160000

Grantor: DAVID AND MICHELLE CAPLES, DENNIS AND TREASA CAPLES, LORI
Mailing Address: AND DAVID SHARP, DEVIN AND BRIDGETTE CAPLES
1929 COUNTY ROAD 353
BONO AR 724160000

Property Purchase Price: \$200,000.00
Tax Amount: \$660.00

County: CRAIGHEAD
Date Issued: 09/29/2021
Stamp ID: 334850048

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): LACHELLE J Yosef Meir

Grantee or Agent Name (signature): " " Date: 09-29-21

Address: 1929 County Road 353

City/State/Zip: Bono, AR 72416