

① 21-686932
Lenders Title Company
2207 Fowler Avenue
Jonesboro, AR 72401

THIS INSTRUMENT PREPARED BY: J. ROBIN NIX, II, ATTORNEY PAGES: 3

Warranty Deed

(WITH RELINQUISHMENT OF DOWER & CURTESY)

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, **Dalton Ishmael Hilliard and Katrina Marie Hilliard**, a married couple, for and in consideration of the sum of \$426,900.00, 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 **John Finch and Haley Finch**, 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:

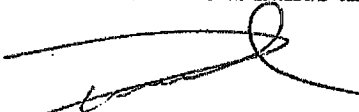
Lot 20 of Harrison Hills Phase 1B, Jonesboro, Arkansas, as shown by Plat recorded in Plat Cabinet "C" page 266 at Jonesboro, Arkansas, and subject to easements as shown on recorded plat. Subject to assessments, building lines, easements, mineral reservations and/or conveyances, restrictions, and any other matters of record or fact.


To have and to hold the same unto the said **Grantees** and unto 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, **Dalton Ishmael Hilliard and Katrina Marie Hilliard**, 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 13th day of January, 2022.

x 
Dalton Ishmael Hilliard

x 
Katrina Marie Hilliard

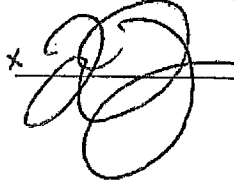
ACKNOWLEDGMENT

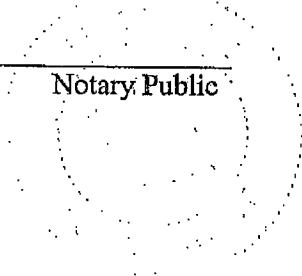
STATE OF Craighead
COUNTY OF Franklin

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, **Dalton Ishmael Hilliard and Katrina Marie Hilliard, 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 13th day of **January, 2022**

* 



My Commission Expires:
07/31/2022

Notary Public

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.

John Finch as agent
John Finch

Mailing Address: 3114 Harrison Hills Dr, Jonesboro, AR 72404



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: 21-080932-300

Grantee: JOHN FINCH AND HALEY FINCH
Mailing Address: 3114 HARRISON HILLS DR
JONESBORO AR 724040000

Grantor: KATRINA MARIE HILLIARD
Mailing Address: 3114 HARRISON HILLS DR
JONESBORO AR 724040000

Property Purchase Price: \$426,900.00
Tax Amount: \$1,409.10

County: CRAIGHEAD
Date Issued: 01/14/2022
Stamp ID: 1526196224

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): [Signature] Date: 1/14/22

Address: 3114 Harrison Hills Dr,

City/State/Zip: Jonesboro Ar, 72404