

ELECTRONIC RECORDING  
**2022R-001176**  
 CERTIFICATE OF RECORD  
 JONESBORO DISTRICT  
 CRAIGHEAD COUNTY, ARKANSAS  
 CANDACE EDWARDS, CLERK & RECORDER  
 01/18/2022 02:43:59 PM  
 RECORDING FEE: 25.00  
 PAGES: 3

This Instrument Prepared By:  
 Gardner Law Firm, P. A.  
 A Professional Association  
 P.O. Box 17037  
 Jonesboro, AR 72403

After Recording, Return To:  
 Professional Title Services of Arkansas, LLC  
 740 Southwest Drive  
 Jonesboro, AR 72401  
 Re: File No. 2021-1508

**WARRANTY DEED**

KNOW ALL PERSONS BY THESE PRESENTS:

THAT I, SANDRA J. DEUTER, Trustee of the DENNIS E. DEUTER AND SANDRA J. DEUTER LIVING TRUST, dated August 23, 2007, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by PATRICK C. WALLER and WILHELMINA A. WALLER, husband and wife, Grantees, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said Grantees, and unto their heirs and assigns forever, the following described lands lying in Craighead County, Arkansas, to-wit:

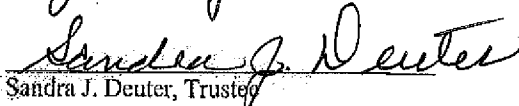
Lot 4 in Block "B" of Bob G. Bennett 2nd Subdivision of a part of the Southwest Quarter of Section 32, Township 15 North, Range 4 East, as shown by Plat in Dead Record 179 at Page 32, Subject to Bill of Assurance in Deed Record 181 at Page 305 and to easements as shown on recorded Plat.

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 tenements, appurtenances and hereditaments thereunto belonging.

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

WITNESS my hand and seal on this 18 day of January, 2022.

  
 Sandra J. Deuter, Trustee

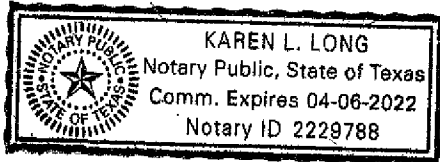
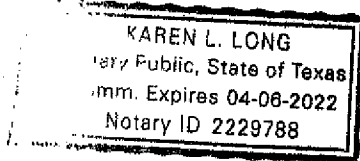
ACKNOWLEDGMENT

STATE OF Texas  
COUNTY OF Bexar

On this 15 day of January, 2022, before me, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Sandra J. Deuter, Trustee of the Dennis E. Deuter and Sandra J. Deuter Living Trust dated August 23, 2007, to execute such instrument, to me personally well known, who stated that she was duly authorized in her capacity to execute the foregoing instrument for and in the name and behalf of said trust, and further stated and acknowledged that she 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 15 day of January, 2022.

Karen L Long  
Notary Public





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: 2021-1508

**Grantee:** PATRICK C. WALLER AND WILHELMINA A. WALLER  
**Mailing Address:** 2907 BENNETT DRIVE  
JONESBORO AR 724010000

**Grantor:** SANDRA J. DEUTER, TRUSTEE OF THE DENNIS E. DEUTER AND  
**Mailing Address:** SANDRA J. DEUTER LIVING TRUST  
499 TWIN CANYON DRIVE  
BOEME TX 780060000

**Property Purchase Price:** \$310,000.00  
**Tax Amount:** \$1,023.00  
**County:** CRAIGHEAD  
**Date Issued:** 01/18/2022  
**Stamp ID:** 1940121600

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 Cozzett Date: 1-18-2022  
Address: 2907 Bennett Drive  
City/State/Zip: Jonesboro, AR 72401