

NIX



2020R-023330

FILED

JONESBORO DISTRICT

CRAIGHEAD COUNTY, ARKANSAS

CANDACE EDWARDS, CLERK & RECORDER

10/09/2020 08:45:25 AM

FFF: 30 00

PAGES: 4

TRAMAIN MCDONALD

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

Warranty Deed

(Single Person)

KNOW ALL MEN BY THESE PRESENTS:

That I, **Cynthia D Mink, Sole Trustee of the Cynthia D. Mink Revocable Trust Agreement dated November 12, 2013**, for and in consideration of the sum of \$338,000.00, and other good and valuable considerations to me in hand paid by the **Grantee** the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **Brandon Cain, a married man**, and unto **his heirs** and assigns forever, the following described land situated in the County of **Craighead, 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: Lawrence A. Mink died on August 17, 2013.

To have and to hold the same unto the said **Grantee** and unto **his heirs** and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

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

WITNESS my hand and seal on this 7 day of **October, 2020**.

Cynthia D. Mink Revocable Trust Agreement dated
November 12, 2013

X Cynthia D. Mink, Sole Trustee
By: Cynthia D. Mink, Sole Trustee

Warranty Deed - Single

ACKNOWLEDGMENT

STATE OF Arizona
COUNTY OF Maricopa

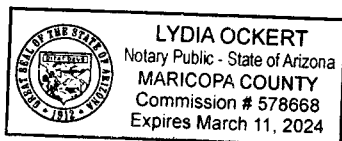
Be it remembered, that on this day came before me the undersigned, a Notary Public duly commissioned qualified and acting, within and for said County and State, in person the within named **Cynthia D Mink, Sole Trustee of the Cynthia D. Mink Revocable Trust Agreement dated November 12, 2013**, to me personally well known to be the person whose name is subscribed to the within instrument and acknowledged that **he/she/they** executed the same for the purposes therein contained.

In testimony whereof I have hereunto set my hand and official seal this 7th day of **October, 2020**

Lydia Ockert

Notary Public

My Commission Expires:
March 11, 2024



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.

Brandon Cain

Brandon Cain

Mailing Address: **705 S Shade Tree Dr, Jonesboro, AR 72404**

"EXHIBIT A"

A part of the Southeast Quarter of the Northeast Quarter of Section 1, Township 13 North, Range 3 East, more particularly described as follows: Begin at the East Quarter corner of said Section; thence run North 0 degrees 55' West 607.8 feet; thence North 89 degrees 47' West along a fence and fence line projected 324.0 feet to an iron pipe; thence South 89 degrees 57' West along said fence line 415.4 feet to an iron pipe for the point of beginning proper; thence West along said fence 308.7 feet to an iron pipe; thence North 1 degree 38' West 617.1 feet to an iron pipe in fence line; thence North 89 degrees 50' East along said fence 296 feet to an iron pipe; thence South 4 degrees 53' West 299.7 feet; thence South 10 degrees East 323.9 feet to the point of beginning proper, containing 4 acres, more or less, being subject to right of way easement for road and utilities along the North 35 feet thereof; together with an easement for water spillway, as presently located, from a lake on the above described property. TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES over and across the following described property: Beginning at the Northeast corner of the above described property for the point of beginning proper; thence run South 4 degrees 53' West 35 feet; thence North 89 degrees 56' East 759 feet, more or less, to the East line of said Section 1; thence North 35 feet; thence South 89 degrees 56' West along a fence line and fence line projected 759 feet to an iron pipe for the point of beginning proper.

BSC
* CDM



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: 20-2634

Grantee: BRANDON CAIN
Mailing Address: 705 S SHADE TREE DR
JONESBORO AR 724040000

Grantor: CYNTHIA D. MINK
Mailing Address: 705 S SHADE TREE DR
JONESBORO AR 724040000

Property Purchase Price: \$338,000.00
Tax Amount: \$1,115.40

County: CRAIGHEAD
Date Issued: 10/08/2020
Stamp ID: 1948600320

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): Brandon Cain

Grantee or Agent Name (signature): Nix Title as agent Date: 10/8/2020

Address: 705 S Shade Tree Dr

City/State/Zip: Jonesboro, AR 72404