

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

After Recording Return To:
Professional Title Services of Arkansas, LLC
740 Southwest Drive
Jonesboro, AR 72401
Re: File No. 2021-1108

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT C3, LLC, an Arkansas limited liability company, Grantor, by its Managers, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by Paul Avery and Gleann Avery, a married couple, Grantees, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said Grantees, and unto Grantees' heirs and assigns forever, the following described lands lying in Craighead County, Arkansas, to-wit:

LOT 1 IN BLOCK "A" OF PARKER'S WOODLAND HILLS SUBDIVISION TO THE CITY OF JONESBORO, ARKANSAS, AS SHOWN BY PLAT IN DEED RECORD 123 PAGE 191, SUBJECT TO BILL OF ASSURANCE IN DEED RECORD 155 PAGE 365 AND TO EASEMENTS AS SHOWN ON RECORDED PLAT.

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 Manager(s) of Grantor this 1st day of October, 2021.

(Signature page to follow. This space left intentionally blank.)

C3, LLC

By: Angela K. Staton
Name: Angela K. Staton
Title: Manager

By: Stan Staton
Name: Stan Staton
Title: Manager

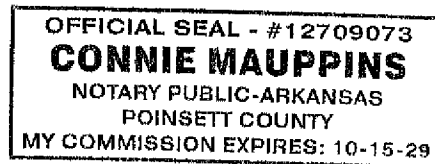
ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

On this 1st day of October, 2021, before me, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Angela Staton and Stan Staton, Managers of C3, LLC, an Arkansas limited liability company, to execute such instrument, to me personally well known (or satisfactorily proven to be such persons), who stated that they were duly authorized in in their respective capacities to execute the foregoing instrument for and in the name and behalf of said limited liability company, and further stated and acknowledged that they 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 1st day of October, 2021.

Connie Mauppins
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: 2021-1108

Grantee: PAUL AVERY AND GLEANN AVERY
Mailing Address: 2313 WOOD STREET
JONESBORO AR 724010000

Grantor: C3, LLC
Mailing Address: 2700 RIDGEPOINTE DRIVE
JONESBORO AR 724040000

Property Purchase Price: \$355,000.00
Tax Amount: \$1,171.50
County: CRAIGHEAD
Date Issued: 10/05/2021
Stamp ID: 221603840

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 Cassett Date: 10-5-2021
Address: 2313 Wood Street
City/State/Zip: Jonesboro, AR 72401