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2021R-023500

FILED

LAKE CITY DISTRICT

CRAIGHEAD COUNTY, ARKANSAS

CANDACE EDWARDS, CLERK & RECORDER

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PAGES: 3

APRIL COOPER

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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT **Pinnacle Investment Holdings, LLC**, for and in consideration of the sum of **\$136,963.73**, and other good and valuable considerations to the company in hand paid by the **Grantee** herein, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto **Patricia West, a single person**, and unto **her heirs** and assigns forever, the following described land situated in the County of **Craighead**, State of Arkansas, to-wit:

Lot 14 and the East 25 feet of Lot 15 in Block "B" of Finch Subdivision to the Town of Monette, Arkansas.

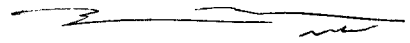
Subject to assessments, building lines, easements, mineral reservations and/or conveyances, restrictions, and any other matters of record or fact.

TO HAVE AND TO HOLD the same unto the said **Grantee** and unto **her heirs** and assigns forever, with all appurtenances thereunto belonging.

And, **Pinnacle Investment Holdings, LLC**, hereby covenants with said **Grantee** that it will forever warrant and defend the title to the said lands against all claims whatsoever.

IN TESTIMONY WHEREOF, the name of the **grantor** is hereunto fixed by its member this **27th** day of **September, 2021**.

Pinnacle Investment Holdings, LLC



By: Brent Meeks, Member

Limited Liability Warranty Deed



ACKNOWLEDGMENT

STATE OF Arkansas
COUNTY OF Craighead

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 within named **Brent Meeks**, to me personally well known, who stated he is the Member of **Pinnacle Investment Holdings, LLC** and is duly authorized in his capacity to execute the foregoing instrument for and in the name and behalf of said company, and further stated and acknowledged that **he/she/they** had 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 **27th** 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.

Patricia West
Patricia West

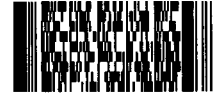
Mailing Address: **706 Finch Ave, Monette, AR 72447**



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: PATRICIA WEST
Mailing Address: 706 FINCH AVE
MONETTE AR 724470000

Grantor: PINNACLE INVESTMENT HOLDINGS, LLC
Mailing Address: 706 FINCH AVE
MONETTE AR 724470000

Property Purchase Price: \$136,963.73
Tax Amount: \$452.10

County: CRAIGHEAD
Date Issued: 09/27/2021
Stamp ID: 1979017216

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): PATRICIA WEST

Grantee or Agent Name (signature): " Date: 09/27/21

Address: 706 Finch Ave

City/State/Zip: Monette, AR 72447