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2021R-023612

FILED

JONESBORO DISTRICT

CRAIGHEAD COUNTY, ARKANSAS

CANDACE EDWARDS, CLERK & RECORDER

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APRIL COOPER

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

Warranty Deed

(Single Person)

KNOW ALL MEN BY THESE PRESENTS:

That I, **Kendra L. Textor**, a single person, by **Brianna Stone**, her attorney-in-fact, for and in consideration of the sum of **\$156,500.00**, 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 **Robert Rankin**, a single person, and unto **his heirs** and assigns forever, the following described land situated in the County of **Craighead**, State of **Arkansas**, to-wit:

Lot 8 of the Dale Elder Subdivision of the South 14 acres of the West Half of the Northeast Quarter of the Northwest Quarter of Section 29, Township 15 North, Range 5 East, as shown by plat in Deed Record 179, page 92 and subject to Bill of Assurance in Deed Record 199 page 27 and Amendment to Bill of Assurance in Deed Record 217 page 434, and being subject to any easements of record.

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 **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 **28th** day of **September, 2021**.

Kendra L. Textor, by Brianna Stone, her attorney-in-fact
Kendra L. Textor, by Brianna Stone, her attorney-in-fact

Warranty Deed - Single

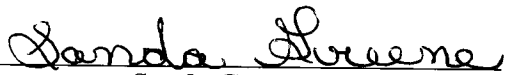


ACKNOWLEDGMENT

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 the within named **Kendra L. Textor, a single person, by Brianna Stone, her attorney-in-fact**, 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 **28th** day of **September, 2021**

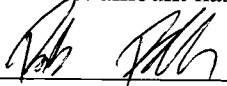


Sanda Greene, Notary Public

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.



Robert Rankin

Mailing Address: **114 Oak Meadow Cir, Brookland, AR 72417**



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: 21-2808

Grantee: ROBERT RANKIN
Mailing Address: 114 OAK MEADOW CIR
BROOKLAND AR 724170000

Grantor: KENDRA L. TEXTOR
Mailing Address: 114 OAK MEADOW CIR
BROOKLAND AR 724170000

Property Purchase Price: \$156,500.00
Tax Amount: \$518.10

County: CRAIGHEAD
Date Issued: 09/28/2021
Stamp ID: 1830643712

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): Robert Rankin

Grantee or Agent Name (signature): " " Date: 9/28/21

Address: 114 Oak Meadow Cir

City/State/Zip: Brookland, AR 72417