

ELECTRONIC RECORDING
2023R-007691

CERTIFICATE OF RECORD
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
DAVID VAUGHN, CLERK & RECORDER
05/05/2023 03:03:31 PM
RECORDING FEE: 25.00
PAGES: 3

File No.: 2023-1346
Type of Instrument: Warranty Deed
Grantor: Stacy Porterfield, a single person
Grantee: Jason Stewart, a single person

This Instrument Prepared By:
Waddell, Cole & Jones, PLLC
Attorneys at Law
P.O. Box 1700
Jonesboro, AR 72403

After Recording, Return To:
Professional Title Services of Arkansas, LLC
2713 E Nettleton Ave.
Jonesboro, AR 72401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT I, STACY PORTERFIELD, a single person, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by JASON STEWART, a single person, Grantee, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said Grantee, and unto his heirs and assigns forever, the following described lands lying in Craighead County, Arkansas, to-wit:

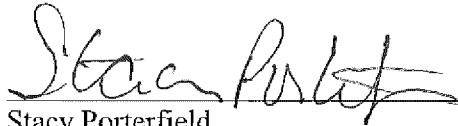
The North Half of Lot 1 of McDuffee First Addition to Lundsford, Arkansas, as shown by Plat in Deed Record 158 Page 37 and in Deed Record 158 Page 84 and to easements as shown on recorded Plat.

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

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 said lands against all lawful claims whatever.

WITNESS my hand and seal on this 1 day of May, 2023.



Stacy Porterfield

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

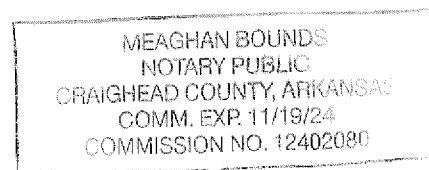
BE IT REMEMBERED, That on this day came before me, the undersigned, a Notary Public within and for the County aforesaid, duly qualified, commissioned and acting, Stacy Porterfield, a single person, to me well known as the Grantor in the foregoing Warranty Deed, and stated that she had executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public this 1 day of May, 2023.



Notary Public

My Commission Expires:
November 19, 2024.



F:\USERS\RWW\Professional Title - Deeds\Stewart, Jason\warranty deed.wpd



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: 2023-1346

Grantee: JASON STEWART
Mailing Address: 12 HIGHWAY 69
LAKE CITY AR 724378569

Grantor: STACY PORTERFIELD
Mailing Address: 114 ELLIS DRIVE
BROOKLAND AR 724170000

Property Purchase Price: \$129,900.00
Tax Amount: \$429.00

County: CRAIGHEAD
Date Issued: 05/05/2023
Stamp ID: 602920960

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 Gossett Date: 5-5-2023

Address: 12 Hwy 69

City/State/Zip: Lake City, AR 72437