

ELECTRONIC RECORDING
2023R-018119

CERTIFICATE OF RECORD
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
DAVID VAUGHN, CLERK & RECORDER
10/13/2023 10:24:46 AM
RECORDING FEE: 25.00
PAGES: 3

File No.: 2023-1960
Type of Instrument: Warranty Deed
Grantor: Phillip J. Beach, a married person
Grantees: Dean Nyitrai, a single person, and
Melissa Adamson, 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 PERSONS BY THESE PRESENTS:

THAT I, PHILLIP J. BEACH, a married person, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by DEAN NYITRAI, a single person, and MELISSA ADAMSON, a single person, as tenants in common, together Grantees, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said Grantees, and unto their heirs and assigns forever, the following described lands lying in Craighead County, Arkansas, to-wit:

Lot 1 of Stoneridge Estate, Phase 1, as shown by Plat recorded in Plat Cabinet "C" page 174 at Jonesboro, Arkansas, and subject to Bill of Assurance in Deed Record 728 page 288, and Amendment thereto in Deed Record 745 page 34 at Jonesboro, Arkansas, subject to easements as shown on recorded Plat.

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

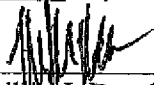
To have and to hold the same unto the said Grantees, and unto their heirs and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.


And Grantor hereby covenants with said Grantees that Grantor will forever warrant and defend the title to the said lands against all lawful claims whatever.

And Grantor, for the consideration aforesaid, does hereby separately release and relinquish unto the said Grantees all Grantor's rights of dower, curtesy and homestead in and to the said lands.

And Tori Beach, spouse of Grantor, for and in consideration of the said sum of money, does hereby separately release and relinquish unto the said Grantees, and unto Grantees' heirs and assigns forever, all of my right and possibility of curtesy, dower and homestead in and to the said lands.

WITNESS our hands and seals on this 13 day of October, 2023.



Phillip J. Beach


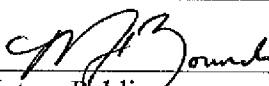
Tori Beach

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

BE IT REMEMBERED, that on this day personally appeared before me the undersigned, a Notary Public, within and for the County and State aforesaid, duly qualified, commissioned and acting, Phillip J. Beach and Tori Beach, husband and wife, to me well known, and who subscribed to the foregoing instrument and stated and acknowledged that they had signed, executed, and delivered the foregoing instrument for the consideration, uses, and purposes therein mentioned and set forth and relinquished their respective rights of dower, curtesy, and homestead, if any, in the subject property set forth in the foregoing instrument.

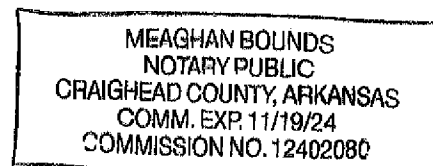
WITNESS my hand and seal on this 13 day of October, 2023.



Notary Public

My Commission Expires: November 19, 2024.

FAUSERSRWW\Professional Title - Deeds\Adamson, Melissa\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: 2023-1960

Grantee: DEAN NYITRAI; AND MELISSA ADAMSON
Mailing Address: PO BOX 895
TRUMANN AR 724720895

Grantor: PHILLIP J. BEACH
Mailing Address: 1241 ROCKY MOUNTAIN RD
BENTON AR 720194905

Property Purchase Price: \$400,000.00
Tax Amount: \$1,320.00
County: CRAIGHEAD
Date Issued: 10/13/2023
Stamp ID: 89307136

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 Gosselt Date: 10-13-2023

Address: P.O. Box 895

City/State/Zip: Trumann AR 72472