

File No.: 2021-732
Type of Instrument: Warranty Deed
Grantor: Rausch Coleman Homes Jonesboro, LLC,
successor in interest by merger to Jonesboro 2015, LLC,
an Arkansas limited liability company
Grantees: Matthew Stephen Wright and Luting Fan,
husband and wife

This Instrument Prepared By:

Waddell, Cole & Jones, PLLC
Attorneys at Law
P.O. Box 1700
Jonesboro, Arkansas 72403

After recording Return to:

Professional Title Services of Arkansas, LLC
740 Southwest Drive
Jonesboro, AR 72401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT RAUSCH COLEMAN HOMES JONESBORO, LLC, SUCCESSOR IN INTEREST BY MERGER TO JONESBORO 2015, LLC, an Arkansas limited liability company, Grantor, by its Limited Manager, duly authorized by its Members and Managers, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by MATTHEW STEPHEN WRIGHT and LUTING FAN, husband and wife, Grantees, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said Grantees, and unto their heirs and assigns forever, the following described lands lying Craighead County, Arkansas, to-wit:

Lot 14, Block C, of Prospect Farms Subdivision Phase VI, Jonesboro, Craighead County, Arkansas, as shown by Plat recorded in Plat Cabinet "C" at Page 354 and being subject to Declaration of Covenants, Conditions and Restrictions recorded as Document Number 2019R-023169; Annexation & Supplemental Declaration recorded as Document Number 2020R-027194 and By-Laws recorded as Document Number 2020R-013718 and to easements, restrictions and rights-of-way as shown on record 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 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 Limited Manager of Grantor this 20 day of September, 2021.

RAUSCH COLEMAN HOMES JONESBORO, LLC, SUCCESSOR IN INTEREST BY MERGER TO JONESBORO 2015, LLC, an Arkansas limited liability company

By: Jennifer Owens
Name: Jennifer Owens
Title: Limited Manager

ACKNOWLEDGMENT

STATE OF Arkansas
COUNTY OF Craighead

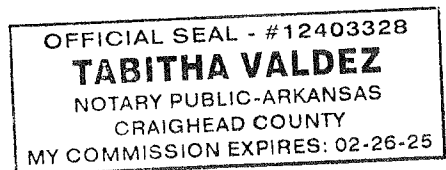
On this day before me, the undersigned, a Notary Public, within and for the County and State aforesaid, duly qualified, commissioned and acting, personally appeared Jennifer Owens, to me well known, and who subscribed to the foregoing instrument and stated and acknowledged that she was a Limited Manager of Rausch Coleman Homes Jonesboro, LLC, successor in interest by merger to Jonesboro 2015, LLC, an Arkansas limited liability company, and that she as such Limited Manager, being authorized so to do, had signed, executed, and delivered the foregoing instrument for the consideration, uses, and purposes therein contained, by signing herself as such Limited Manager and executing on behalf of the company as such Limited Manager.

WITNESS my hand and seal as such Notary Public this 20 day of Sept, 2021.

Tabitha Valdez
Notary Public

My Commission Expires:

2-26-25
FAUSER\SR\WWW\Professional Title - Deeds\Fan\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: 2021-732

Grantee: MATTHEW STEPHEN WRIGHT AND LUTING FAN
Mailing Address: 5241 PROSPECT TRAIL
JONESBORO AR 724010000

Grantor: RAUSCH COLEMAN HOMES JONESBORO, LLC
Mailing Address: P.O. BOX 10560
FAYETTEVILLE AR 727030000

Property Purchase Price: \$198,450.00
Tax Amount: \$656.70

County: CRAIGHEAD
Date Issued: 09/22/2021
Stamp ID: 2109630464

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: 9-22-2021

Address: 5241 Prospect Trail

City/State/Zip: Jonesboro, AR 72401