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2022R-000498

FILED

JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
CANDACE EDWARDS, CLERK & RECORDER
01/10/2022 09:10:26 AM
FEE: 25.00
PAGES: 3
TONI HARGETT

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

WARRANTY DEED

(CORPORATION)

KNOW ALL MEN BY THESE PRESENTS:

THAT **Kensington Development Corporation**, by its designated officer, duly authorized by proper resolution of its Board of Directors, for and in consideration of the sum of **\$39,500.00**, and other good and valuable considerations to the corporation in hand paid by the **Grantees** herein, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto **Francisco J. Mata and Gaby Z. Suarez, a married couple, as tenants by the entirety**, and unto **their heirs** and assigns forever, the following described land situated in the County of **Craighead**, State of **Arkansas**, to-wit:

Lot 28 in Block "D" of Brookstone Subdivision, Phase 4-D, Jonesboro, Arkansas, as shown by Plat recorded in Plat Cabinet "C" page 293 at Jonesboro, Arkansas, subject to Bill of Assurance recorded in Document #2018R-006353, and to easements as shown on recorded plat.

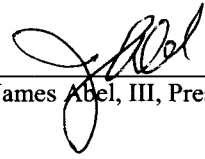
Subject to assessments, building lines, easements, mineral reservations and/or conveyances, restrictions, and any other matters of record or fact.

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

And **Kensington Development Corporation**, hereby covenants with said **Grantees** that it will forever warrant and defend the title to the said lands against all claims whatsoever.

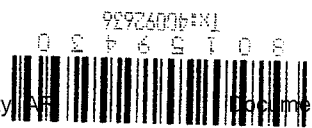
IN TESTIMONY WHEREOF, the name of the **grantor** is hereunto fixed by its designated officer this **7th** day of **January, 2022**.

Kensington Development Corporation



By: James Abel, III, President

Corporate Warranty Deed



CORPORATE 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 **James Able, III**, to me personally well known, who stated he is the President of **Kensington Development Corporation**, and is duly authorized in his capacity to execute the foregoing instrument for and in the name and behalf of said corporation, 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 **7th** day of **January, 2022**.

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.

[Signature]

Francisco J. Mata

Mailing Address: 109 CROSTFIELD DR, JONESBORO AR



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: FRANCISCO MATA AND GABY SUAREZ
Mailing Address: 109 CRESTFIELD DR
JONESBORO AR 724040000

Grantor: KENSINGTON DEVELOPMENT CORPORATION
Mailing Address: 109 CRESTFIELD DR
JONESBORO AR 724040000

Property Purchase Price: \$39,500.00
Tax Amount: \$132.00

County: CRAIGHEAD
Date Issued: 01/07/2022
Stamp ID: 954722304

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): Francisco Mata & Gaby Suarez
" " " "

Grantee or Agent Name (signature): _____ Date: 01-07-22

Address: 109 Crestfield Dr

City/State/Zip: Jonesboro, AR 72404