

ELECTRONIC RECORDING
2023R-007629

CERTIFICATE OF RECORD
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
DAVID VAUGHN, CLERK & RECORDER
05/04/2023 02:02:19 PM
RECORDING FEE: 30.00
PAGES: 4

This Instrument Prepared By:
Gardner Milner, PLLC
Attorneys at Law
P.O. Box 17037
Jonesboro, AR 72403

After Recording, Return To:
Professional Title Services of Arkansas, LLC
2713 E. Nettleton Avenue
Jonesboro, AR 72401
Re: File No. 2023-1376

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS:

THAT WE, CURTIS DEWAYNE COUCH, a married person, and HELEN ADAMS, a single person, Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by HAYDEN JEFFREY MEREDITH, 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:

Lot 3 of the Replat of Lots 34 and 35 of Ruth Ann Subdivision of the West 23.75 acres of the Northwest Quarter of the Southwest Quarter of Section 15, Township 14 North, Range 4 East, Craighead County, Arkansas, as shown by Plat recorded in Plat Cabinet "B" Page 176 at Jonesboro, Arkansas, subject to easements as shown on recorded Plat.

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 Grantors hereby covenant with said Grantee that Grantors will forever warrant and defend the title to the said lands against all lawful claims whatever.

And I, VICKIE COUCH, spouse of Grantor, for and in consideration of the said sum of money, do hereby separately release and relinquish unto the said Grantee, and unto his 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 1 day of May, 2023.

(Signature pages to follow. This space left intentionally blank.)

Curtis Dewayne Couch
Curtis Dewayne Couch, Grantor

Vickie Couch
Vickie Couch

ACKNOWLEDGMENT

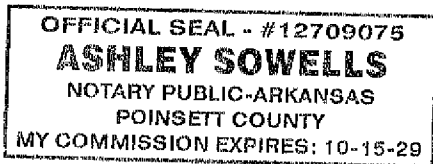
STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

On this 1 day of May, 2023, before me, a Notary Public, appeared the within named Curtis Dewayne Couch and Vickie Couch, husband and wife, to me personally well known (or satisfactorily proven to be such persons), who stated and acknowledged that they had so 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 1 day of May, 2023.

AS

Notary Public



Helen Adams

Helen Adams, Grantor

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

On this 1 day of May, 2023, before me, a Notary Public, appeared the within named Helen Adams, to me personally well known (or satisfactorily proven to be such person), who stated and acknowledged that she had so 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 1 day of May, 2023.

Notary Public

AS





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: 2023-1376

Grantee: HAYDEN JEFFREY MEREDITH
Mailing Address: 311 HOLMES ROAD
JONESBORO AR 724010000

Grantor: CURTIS DEWAYNE COUCH; AND HELEN ADAMS
Mailing Address: 506 FISHER
MONETTE AR 724470000

Property Purchase Price: \$195,000.00
Tax Amount: \$643.50

County: CRAIGHEAD
Date Issued: 05/04/2023
Stamp ID: 2131482624

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 Cozzett Date: 5-4-2023
Address: 311 Holme Rd.
City/State/Zip: Jonesboro, AR 72401