

NIX

2021R-024035

FILED

JONESBORO DISTRICT

CRAIGHEAD COUNTY, ARKANSAS

CANDACE EDWARDS, CLERK & RECORDER

10/04/2021 01:00:35 PM

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PAGES: 3

LIZ TROUTMAN

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

Warranty Deed

(WITH RELINQUISHMENT OF DOWER & CURTESY)

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, **Kelly Phipps and Christy Phipps, a married couple**, for and in consideration of the sum of **\$510,000.00**, and other good and valuable considerations to us in hand paid by the **Grantees** herein, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, and convey unto **James Martin Eaton and Paula Eaton, a married couple, as tenants by the entirety**, and unto **their heirs** and assigns forever, the following lands lying in the County of **Craighead** and State of **Arkansas**, to wit:

Lot 16 in Block "R" of Ridgepointe Country Club, Phase VI, Jonesboro, Arkansas, as shown by Plat recorded in Plat Cabinet "B" page 151, subject to Bill of Assurance recorded in Deed Record 493 page 123 at Jonesboro, Arkansas, 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 hereunto belonging.

And we hereby covenant with said **Grantees** that we will forever warrant and defend the title to the said lands against all claims whatsoever.

And we, **Kelly Phipps and Christy Phipps, a married couple**, for and in consideration of the said sum of money, do hereby release and relinquish unto the said **Grantees** our rights of dower, courtesy, and possibility of Homestead in and to said lands.

WITNESS our hands and seals on this **30th** day of **September, 2021**.



Kelly Phipps



Christy Phipps

Warranty Deed, 2 Sellers



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 commissioned and acting, **Kelly Phipps and Christy Phipps, a married couple**, to me well known as the grantors in the foregoing Deed, and stated that they had executed the same for the consideration and purpose therein mentioned and set forth.

And on the same day also voluntarily appeared before me each of the said grantors separately, and each grantor in the absence of such grantor's spouse declared that he or she had, of his or her own free will, executed said Deed and signed and sealed the relinquishment of dower, courtesy and homestead in the said Deed for the consideration and purposes therein contained and set forth, without compulsion or undue influence of such grantor's spouse.

WITNESS my hand and seal as such Notary Public on this **30th** day of **September, 2021**

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.

James M. Eaton
James Marty Eaton
MARTIN

Mailing Address: **2213 Masters Drive, Jonesboro, AR 72404**



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: JAMES AND PAULA EATON
Mailing Address: 2213 MASTERS DR
JONESBORO AR 724040000

Grantor: KELLY AND CHRISTY PHIPPS
Mailing Address: 2213 MASTERS DR
JONESBORO AR 724040000

Property Purchase Price: \$510,000.00
Tax Amount: \$1,683.00

County: CRAIGHEAD
Date Issued: 10/01/2021
Stamp ID: 784656384

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): JAMES & PAULA EATON

Grantee or Agent Name (signature): " " Date: 10-01-21

Address: 2213 MASTERS DR

City/State/Zip: JONESBORO, AR 72404