

LAKE CITY DISTRICT  
CRAIGHEAD COUNTY, ARKANSAS  
DAVID VAUGHN, CLERK & RECORDER  
10/13/2023 01:13:01 PM  
FEE: 30.00  
PAGES: 4  
TONI HARGETT

AFTER RECORDING RETURN TO:  
Mortgage Connect, LP  
600 Clubhouse Drive  
Moon Township, PA 15108  
File No. 2237144

MAIL TAX STATEMENTS TO:  
KENNETH WINFORD  
314 County Road 809  
Lake City, AR 72437

This document prepared by:  
Natalie Morrison, Esq.  
8940 Main Street  
Clarence, NY 14031  
866-333-3081

Parcel ID No.: 12-136042-00600

**SPECIAL WARRANTY DEED**

THIS DEED made and entered into on this 3 day of October, 2023, by and between **FREEDOM MORTGAGE CORPORATION**, located at 951 Yamato Road Suite 175, Boca Raton, FL 33431, hereinafter referred to as Grantor(s) and **KENNETH WINFORD, a married man**, residing at 314 County Road 809, Lake City, AR 72437, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Fifty Eight Thousand and 00/100 Dollars (\$58,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Craighead County, State of AR:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 314 County Road 809, Lake City, AR 72437

Prior instrument reference: Instrument Number: 2022R-020831, Recorded: 09/26/2022

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.



And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 3 day of October, 2023.

FREEDOM MORTGAGE CORPORATION, By XOME Realty Services, as its Attorney in Fact

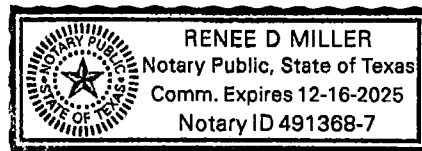
Kathy Crutcher  
Name: Kathy Crutcher  
Title: Assistant Secretary

STATE OF Texas  
COUNTY OF Denton

On this the 3rd day of October, 2023, before me, the undersigned Notary Public, personally appeared Kathy Crutcher the Assistant Secretary of FREEDOM MORTGAGE CORPORATION, By XOME Realty Services, as its Attorney in Fact to me well known as the Grantor in the foregoing instrument, and stated that he/she had executed the same for the consideration and purposes therein contained and set forth.

Witness my hand and seal as such Notary Public this 3rd day of October, 2023.

Renee D. Miller  
Notary Public



My Commission expires: 12-16-25

I hereby certify under penalty of false swearing that the legally correct amount of documentary stamps have been placed on this instrument. Exempt or no consideration paid if none shown.

Melody Mannella  
Grantee or Agent

Print Name: Melody Mannella  
Grantee's Address: 314 County Road 809, Lake City, AR 72437

8319 Hwy 18, Lake City, AR 72437

**EXHIBIT A**  
**LEGAL DESCRIPTION**

The Land referred to herein below is situated in the County of CRAIGHEAD, State of AR, and is described as follows:

A part of the Southeast Quarter of the Northwest Quarter of Section 4, Township 13 North, Range 6 East, more particularly described as follows:

Beginning at the Northeast Corner of the South 6 acres of the North Half of the Southeast Quarter of the Northwest Quarter of said Section 4; thence South 358 feet to the point of beginning proper; thence continue South 235 feet; thence West 160 feet; thence North 235 feet; thence East 160 feet to the point of beginning proper.

Being the same property as conveyed Scottie L. Matthews, a single person to Freedom Mortgage Corporation as set forth in Deed Instrument #2022R-020831 dated 10/18/2019, recorded 09/26/2022, CRAIGHEAD County, ARKANSAS.

Tax ID: 12-136042-00600

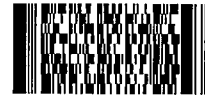
Property commonly known as: 314 County Road 809, Lake City, AR 72437



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: 23-2832

**Grantee:** KENNETH WINFORD  
**Mailing Address:** 8319 HWY 18  
LAKE CITY AR 724370000

**Grantor:** FREEDOM MORTGAGE CORPORATION  
**Mailing Address:** 951 YAMATO ROAD SUITE 175  
BOCA RATON FL 334310000

**Property Purchase Price:** \$58,000.00  
**Tax Amount:** \$191.40

**County:** CRAIGHEAD  
**Date Issued:** 10/13/2023  
**Stamp ID:** 1224521728

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): KENNETH WINFORD

Grantee or Agent Name (signature): Nix Title as Agent Date: 10/13/23

Address: 8319 HWY 18

City/State/Zip: LAKE CITY AR 724370000