

NW

2021R-023502

FILED

LAKE CITY DISTRICT

CRAIGHEAD COUNTY, ARKANSAS

CANDACE EDWARDS, CLERK & RECORDER

09/28/2021 01:08:19 PM

FFF 25 00

PAGES: 3

APRIL COOPER

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

# Warranty Deed

(WITH RELINQUISHMENT OF DOWER & CURTESY)

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, **Michael Burnside and Ann Burnside, a married couple**, for and in consideration of the sum of **\$93,000.00**, and other good and valuable considerations to us in hand paid by the **Grantee** herein, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, and convey unto **Lindsey Walker, a single person**, and unto **her heirs** and assigns forever, the following lands lying in the County of **Craighead** and State of **Arkansas**, to wit:

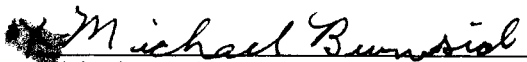
A part of Lot 32 of Cobb and Lee Survey of Irregular Lots in Lake City, Arkansas, being more particularly described as follows: Begin at the Southeast Corner of Lot 32 of Cobb and Lee Survey of Irregular Lots in Lake City, Arkansas; thence West on the South line of said Lot 32, 239 feet to the East line of Carter Street; thence North 1 degree 57' East on the East line of Carter Street 133.3 feet; thence North 88 degrees 35' East 229.2 feet; thence South 2 degrees 13' East 139 feet to the point of beginning. 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 **Grantee** and unto **her heirs** and assigns forever, with all appurtenances hereunto belonging.

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

And we, **Michael Burnside and Ann Burnside, a married couple**, for and in consideration of the said sum of money, do hereby release and relinquish unto the said **Grantee** our rights of dower, courtesy, and possibility of Homestead in and to said lands.

WITNESS our hands and seals on this 24 day of **September, 2021**.

  
Michael Burnside

  
Ann Burnside

Warranty Deed, 2 Sellers



**ACKNOWLEDGMENT**

STATE OF Mississippi  
COUNTY OF Pontotoc

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, **Michael Burnside and Ann Burnside, 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 24 day of **September, 2021**

  
\_\_\_\_\_, Notary Public

My Commission Expires:



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.

  
\_\_\_\_\_  
**Lindsey Walker**

Mailing Address: 700 Nash St, 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



Grantee: LINDSEY WALKER  
Mailing Address: 700 NASH ST  
LAKE CITY AR 724370000

Grantor: MICHAEL AND ANN BURNSIDE  
Mailing Address: 700 NASH ST  
LAKE CITY AR 724370000

Property Purchase Price: \$93,000.00  
Tax Amount: \$306.90

County: CRAIGHEAD  
Date Issued: 09/27/2021  
Stamp ID: 458582016

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): LINDSEY WALKER

Grantee or Agent Name (signature): \_\_\_\_\_ Date: 09-27-21

Address: 700 NASH ST

City/State/Zip: LAKE CITY AR 72437