

ELECTRONIC RECORDING  
**2023R-007864**

CERTIFICATE OF RECORD  
JONESBORO DISTRICT  
CRAIGHEAD COUNTY, ARKANSAS  
DAVID VAUGHN, CLERK & RECORDER  
05/09/2023 11:02:59 AM  
RECORDING FEE: 25.00  
PAGES: 3

File No.: 2023-1456  
Type of Instrument: Warranty Deed  
Grantor: Lamont Wade Thomas, a single person  
Grantee: Wagner Enterprises & Investments LLC

This Instrument Prepared By:  
Waddell, Cole & Jones, PLLC  
Attorneys at Law  
P.O. Box 1700  
Jonesboro, AR 72403

After Recording, Return To:  
Professional Title Services of Arkansas, LLC  
2713 E Nettleton Ave.  
Jonesboro, AR 72401

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT I, LAMONT WADE THOMAS, a single person, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by WAGNER ENTERPRISES & INVESTMENTS LLC, a limited liability company, Grantee, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said Grantee, and unto its successors and assigns forever, the following described lands lying in Craighead County, Arkansas, to-wit:

A part of the Southwest Quarter of the Southwest Quarter of Section 13, Township 14 North, Range 3 East, Craighead County, Arkansas, more particularly described as follows: Commencing at the Southwest corner of Section 13, Township 14 North, Range 3 East, aforesaid; thence North 89 degrees 51' East 923.3 feet along the South line of Section 13, Township 14 North, Range 3 East, aforesaid; thence North 0 degrees 43' East 45.5 feet to an iron pipe set on the North right of way line of Matthews Avenue, the point of beginning proper; thence North 0 degrees 43' East 125.0 feet to an iron pipe set; thence North 89 degrees 08' East 72.0 feet to an iron pipe set; thence South 0 degrees 43' West 125.0 feet to an iron pipe set on the North right of way line of Matthews Avenue; thence South 89 degrees 08' West along said right of way line 72.0 feet to the point of beginning proper.

To have and to hold the same unto the said Grantee, and unto its successors and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

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

WITNESS my hand and seal on this 8 day of May, 2023.

Lamont Wade Thomas  
Lamont Wade Thomas

ACKNOWLEDGMENT

STATE OF ARKANSAS  
COUNTY OF CRAIGHEAD

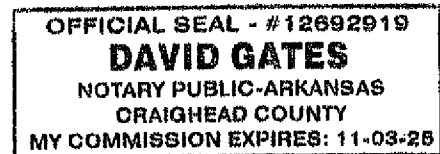
BE IT REMEMBERED, That on this day came before me, the undersigned, a Notary Public within and for the County aforesaid, duly qualified, commissioned and acting, Lamont Wade Thomas, a single person, to me well known as the Grantor in the foregoing Warranty Deed, and stated that he had executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public this 8 day of May, 2023.

[Signature]

Notary Public

My Commission Expires:  
11/13/25



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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: 2023-1456

**Grantee:** WAGNER ENTERPRISES & INVESTMENTS LLC  
**Mailing Address:** 336 NATCHEZ DRIVE  
JONESBORO AR 724040000

**Grantor:** LAMONT WADE THOMAS  
**Mailing Address:** 1401 LAKEWOOD DRIVE APT. 8  
JONESBORO AR 724040000

**Property Purchase Price:** \$1,700.00  
**Tax Amount:** \$6.60

**County:** CRAIGHEAD  
**Date Issued:** 05/09/2023  
**Stamp ID:** 615766016

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 Gossett Date: 5-9-2023

Address: 336 Natchez Drive

City/State/Zip: Jonesboro, AR 72404