

Nix

2020R-016322

FILED

LAKE CITY DISTRICT

CRAIGHEAD COUNTY, ARKANSAS

CANDACE EDWARDS, CLERK & RECORDER

07/22/2020 08:41:19 AM

FFF- 20 00

PAGES: 2

TRAMAIN MCDONALD

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

# Quit Claim Deed

(WITH RELINQUISHMENT OF DOWER & CURTESY)

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, **John Ryan and Sabrina Ryan, husband and wife**, for and in consideration of the sum of \$10.00, 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 **SRH Investments, LLC**, and unto **its successors** and assigns forever, the following lands lying in the County of **Craighead** and State of **Arkansas**, to wit:

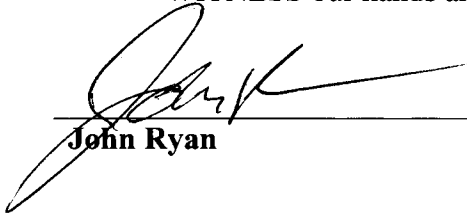
A part of Lot 38 of Cobb and Lee's Survey of Irregular Lots in Lake City, Arkansas, commence at a point 125 feet North of the Southwest corner of Lot 38 aforesaid, thence North 35 feet, thence East 180 feet, thence South 68 feet, thence West 70 feet, thence North 33 feet, thence West 110 feet to the point of beginning.

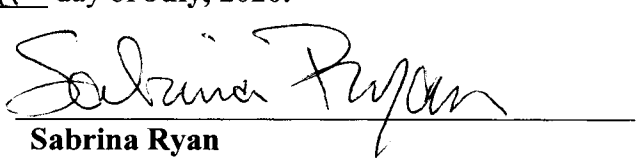
Subject to assessments, building lines, easements, mineral reservations and/or conveyances, restrictions, and any other matters of record or fact.

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

And we, **John Ryan and Sabrina Ryan, husband and wife**, 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 21<sup>st</sup> day of **July, 2020**.

  
\_\_\_\_\_  
**John Ryan**

  
\_\_\_\_\_  
**Sabrina Ryan**



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, **John Ryan and Sabrina Ryan, husband and wife**, 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.

IN TESTIMONY WHEREOF I have hereunto set my hand and official seal this 21<sup>st</sup> day of **July, 2020**.

Sanda Greene  
Sanda Greene, Notary Public

My Commission Expires:  
08-20-2020



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.

[Signature]  
SRH Investments, LLC

Mailing Address: 159 CR 442  
Joneston AR 72404