

N-4

2020R-016330

FILED

JONESBORO DISTRICT

CRAIGHEAD COUNTY, ARKANSAS

CANDACE EDWARDS, CLERK & RECORDER

07/22/2020 08:51:02 AM

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PAGES: 3

TRAMAIN MCDONALD

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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT **Osment Rentals, L.L.C.**, for and in consideration of the sum of **\$83,000.00**, and other good and valuable considerations to the company in hand paid by the **Grantees** herein, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto **Ryan Babe Fletcher and Brittany Dawn Fletcher, husband and wife, as tenants by the entirety**, and unto **their heirs** and assigns forever, the following described land situated in the County of **Craighead**, State of Arkansas, to-wit:

Lot 3 of Diamond Valley Estates Phase II 3rd Revision, Craighead County, Arkansas, as shown by Plat recorded in Plat Cabinet "C" page 338 at Jonesboro, Arkansas, subject to Bill of Assurance recorded in Document #JB2016R- 010297 at Jonesboro, Arkansas, and to easements as shown on recorded plat.

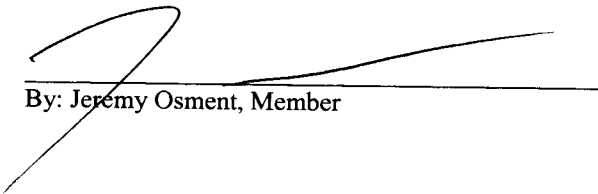
Subject to assessments, building lines, easements, mineral reservations and/or conveyances, restrictions, and any other matters of record or fact.

TO HAVE AND TO HOLD the same unto the said **Grantees** and unto **their heirs** and assigns forever, with all appurtenances thereunto belonging.

And, **Osment Rentals, L.L.C.**, hereby covenants with said **Grantees** that it will forever warrant and defend the title to the said lands against all claims whatsoever.

IN TESTIMONY WHEREOF, the name of the **grantor** is hereunto fixed by its member this **21st** day of **July, 2020**.

Osment Rentals, L.L.C.


By: Jeremy Osment, Member

Limited Liability Warranty Deed



ACKNOWLEDGMENT

STATE OF **Arkansas**
COUNTY OF **Craighead**

BE IT REMEMBERED, that on this day came before me the undersigned, a Notary Public duly commissioned qualified and acting, within and for said County and State, in person within named **Jeremy Osment**, to me personally well known, who stated he is the Member of **Osment Rentals, L.L.C.** and is duly authorized in his capacity to execute the foregoing instrument for and in the name and behalf of said company, and further stated and acknowledged that **he/she/they** had signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

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

Sanda Greene
Sanda Greene, Notary Public

My Commission Expires:
August 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.

Ryan Babe Fletcher
Ryan Babe Fletcher

Mailing Address: 3705 LEXPE DR. ZIPPERSDALE 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: RYAN & BRITTANY FLETCHER
Mailing Address: 3705 LEXEE DR
JONESBORO AR 724040000

Grantor: OSMENT RENTALS, L.L.C.
Mailing Address: PO BOX 413
TRUMANN AR 724720000

Property Purchase Price: \$83,000.00
Tax Amount: \$273.90
County: CRAIGHEAD
Date Issued: 07/21/2020
Stamp ID: 2011459584

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): Ryan + Brittany Fletcher
Grantee or Agent Name (signature): Nix Tittle Date: 7/21/2020
Address: 3705 Lexee Drive
City/State/Zip: Jonesboro, AR 72404