

This Instrument Prepared By:
Gardner Milner, PLLC
Attorneys at Law
P.O. Box 17037
Jonesboro, AR 72403

After Recording Return To:
Professional Title Services of Arkansas, LLC
2713 E. Nettleton Avenue
Jonesboro, AR 72401
Re: File No. 2023-1000

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT DYLAN FRANKLIN, LLC, an Arkansas limited liability company, Grantor, by its Sole Member, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by HAMMERHEAD CONTRACTING & DEVELOPMENT LLC, an Arkansas limited liability company, Grantee, the receipt of which is hereby acknowledged, does 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:

Lot 16 in Block "C" of Oakhurst Addition to the City of Jonesboro, Craighead County, Arkansas.

Subject to any recorded: assessments, building lines, easements, mineral reservations and/or conveyances, and restrictions, if any.

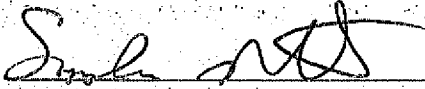
TO HAVE AND TO HOLD the same unto the said Grantee, and unto Grantee's successors and assigns forever, with all appurtenances thereunto belonging.

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

IN TESTIMONY WHEREOF, this instrument is hereby executed by the aforescribed Member of Grantor this 13 day of JANUARY, 2023.

(Signature page to follow. This space intentionally left blank.)

DYLAN FRANKLIN, LLC

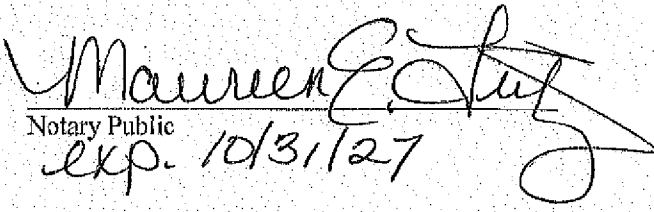
By: 
Name: Symphonie Privett
Title: Member

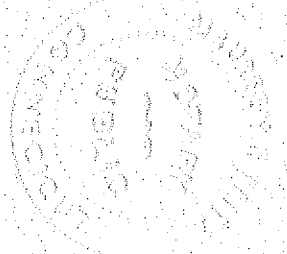
ACKNOWLEDGMENT

STATE OF CT
COUNTY OF Fairfield ss Fairfield

On this 13 day of Jan, 2023, before me, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Symphonie Privett, Member of Dylan Franklin, LLC, to execute such instrument, to me personally well known (or satisfactorily proven to be such person), who stated that she was duly authorized in her capacity to execute the foregoing instrument for and in the name and behalf of said limited liability company, and further stated and acknowledged that she had so 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 13 day of Jan, 2023.


Notary Public
exp. 10/31/27





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: 2023-1000

Grantee: HAMMERHEAD CONTRACTING & DEVELOPMENT LLC
Mailing Address: 905 20TH STREET
BATESVILLE AR 725010000

Grantor: DYLAN FRANKLIN, LLC
Mailing Address: 266 PEARL STREET
HARTFORD CT 061030000

Property Purchase Price: \$30,000.00
Tax Amount: \$99.00
County: CRAIGHEAD
Date Issued: 01/18/2023
Stamp ID: 1300420608

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: 1-18-2023

Address: 905 20th Street

City/State/Zip: Batesville, AR 72501