

Prepared by WALTER JACKSON

1817 Coney Dr

Jonesboro, AR 72409

# QUITCLAIM DEED

## KNOW ALL MEN BY THESE PRESENTS:

THAT I, **Patsy A. Guiltner and Ernest Guiltner, husband and wife**, and the decendents of **Jessie Jean Woodsmall: Cynthia Woodsmall Jones and Matthew Jones, husband and wife, Tammi Woodsmall, Christie Brasco, and Tammi Woodsmall TTEE of the Teri W. Gallager Trust U/W/O Jean Woodsmall**, Grantor (S) for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid by **WALTER JACKSON**, Grantee(S), the receipt of which is hereby acknowledged, hereby grant, transfer and convey unto the said **WALTER JACKSON, GRANTEE**, the following lands lying in Craighead County, Arkansas.

The South six(6) feet of Lot Two (2) and all of Lots Three (3), Four (4), Five (5), and the North seven (7) feet of Lot six (6), all in Block Six(6) of R.L. Hayes' Second Addition to the City of Jonesboro, Arkansas, and more particularly described as follows: Beginning forty-four (44) feet South of the Northwest corner of lot One (1) of Block six (6) of said R.L. Hayes' second addition, thence running South eighty-eight (88) feet, thence East one hundred fifty (150) feet, thence North eighty-eight (88) feet, thence West one hundred fifty (150) feet to point of beginning.

Parcel Number 01-144074-08200

To have and to hold the same unto the said GRANTEE (S), and unto GRANTEE(S) successors and assign forever, with all appurtenances thereunto belonging.



QUITCLAIM DEED  
PAGE 2

WITNESS my hand and seal on this 9 day of July, 2020.

Patsy A. Guiltner  
Patsy A. Guiltner

Ernest Guiltner  
Ernest Guiltner

I swear under the penalty of false swearing that  
the legally correct amount of documentary  
stamps have been placed on this instrument  
By \_\_\_\_\_-GRANTEE/GRANTEE'S AGENT  
Address \_\_\_\_\_

ACKNOWLEDGEMENT

STATE OF Arkansas

COUNTY OF Craighead

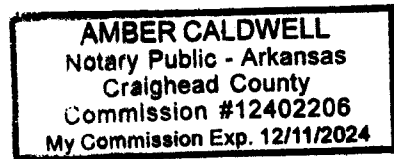
On this day, personally appeared before me, **Patsy A. Guiltner and Ernest Guiltner**, known to me to be (or proven to be) the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and official seal this 9<sup>th</sup> day of July, 2020.

Amber Caldwell

Notary Public

My Commission Expires: 12-11-2024



WITNESS my hand and seal on this 13<sup>th</sup> day of July, 2020.

Cynthia Woodsmall Jones  
Cynthia Woodsmall Jones  
Matthew Jones  
Matthew Jones

I swear under the penalty of false swearing that

the legally correct amount of documentary

stamps have been placed on this instrument

By \_\_\_\_\_ -GRANTEE/GRANTEE'S AGENT

Address \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

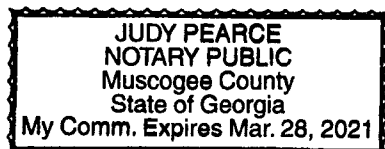
On this day, personally appeared before me, **Cynthia Woodsmall Jones and Matthew Jones**, known to me to be (or proven to be) the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and official seal this 13 day of July, 2020.

Judy Pearce

Notary Public

My Commission Expires:



My Commission Expires: 10 Dec 2020

**QUITCLAIM DEED  
PAGE 4**

WITNESS my hand and seal on this 10<sup>th</sup> day of JULY, 2020.

Tammi Woodsmall

**Tammi Woodsmall**

I swear under the penalty of false swearing that

the legally correct amount of documentary

stamps have been placed on this instrument

By \_\_\_\_\_-GRANTEE/GRANTEE'S AGENT

Address \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF Florida

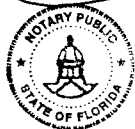
COUNTY OF Broward

On this day, personally appeared before me, **Tammie Woodsmall**, known to me to be (or proven to be) the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and official seal this 10 day of

July, 2020.

Donald Jones



**DONALD JONES**  
Notary Public - State of Florida  
Commission #GG52055  
My Commission Expires Dec. 1, 2020

Notary Public

QUITCLAIM DEED  
PAGE 5

WITNESS my hand and seal on this 10th day of July, 2020.

Christie Brasco  
Christie Brasco

I swear under the penalty of false swearing that  
the legally correct amount of documentary  
stamps have been placed on this instrument  
By \_\_\_\_\_-GRANTEE/GRANTEE'S AGENT  
Address \_\_\_\_\_

ACKNOWLEDGEMENT

STATE OF Alabama  
COUNTY OF Madison

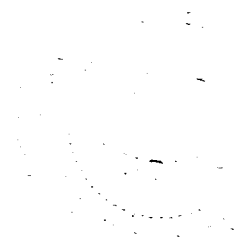
On this day, personally appeared before me, **Christie Brasco**, known to me to be (or proven to be) the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and official seal this 10th day of July, 2020.

[Signature]

Notary Public

My Commission Expires: 02-19-23



My Commission Expires: 1 Dec 2020

**QUITCLAIM DEED  
PAGE 6**

WITNESS my hand and seal on this 10<sup>th</sup> day of JULY, 2020.



**Tammi Woodsmall TTEE of the Teri W. Gallager Trust U/W/O Jean Woodsmall**

I swear under the penalty of false swearing that

the legally correct amount of documentary

stamps have been placed on this instrument

By \_\_\_\_\_-GRANTEE/GRANTEE'S AGENT

Address \_\_\_\_\_



**ACKNOWLEDGEMENT**

STATE OF Florida

COUNTY OF Broward

On this day, personally appeared before me, **Tammi Woodsmall TTEE of the Teri W. Gallager Trust U/W/O Jean Woodsmall**, known to me to be (or proven to be) the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and official seal this 10 day of July, 2020.

DONALD JONES  
Notary Public - State of Florida  
Commission #GG52055  
My Commission Expires Dec. 1, 2020



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:** WALTER JACKSON  
**Mailing Address:** 1817 COVEY DR  
JONESBORO AR 724048034

**Grantor:** PATSY A GUILTNER & ERNEST GUILTNER CYNTHIA WOODSMALL  
**Mailing Address:** JONES & MATTHEW JONES TAMMI WOODSMALL CHRISTIE BRASCO  
& TAMMI WOODSMALL TTEE OF THE TERI W GALLAG  
1835 ROSEMOND AVE  
JONESBORO AR 724014750

**Property Purchase Price:** \$8,500.00  
**Tax Amount:** \$29.70

**County:** CRAIGHEAD  
**Date Issued:** 07/22/2020  
**Stamp ID:** 683182080

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): WALTER JACKSON  
Grantee or Agent Name (signature): [Signature] Date: 7-22-2020  
Address: 1817 Covey Dr  
City/State/Zip: JONESBORO AR 72404

AFFIDAVIT OF HEIRSHIP

The undersigned, being first duly sworn, states on their oath under penalty of perjury that:

I am familiar with the family history of **Jessie Jean Woodsmall** deceased, and who was owner of the following described property:

**The South six(6) feet of Lot Two (2) and all of Lots Three (3), Four (4), Five (5), and the North seven (7) feet of Lot six (6), all in Block Six(6) of R.L. Hayes' Second Addition to the City of Jonesboro, Arkansas, and more particularly described as follows: Beginning forty-four (44) feet South of the Northwest corner of lot One (1) of Block six (6) of said R.L. Hayes' second addition, thence running South eighty-eight (88) feet, thence East one hundred fifty (150) feet, thence North eighty-eight (88) feet, thence West one hundred fifty (150) feet to point of beginning.**

**Parcel Number 01-144074-08200**

The decedent died on or about December 17, 2017, and the decedent's place of residence at the time of death was as follows: **Columbus, Georgia.**

My relationship with the decedent is friend. I knew the decedent for 9 years.

To my knowledge, the decedent left surviving the following persons as heirs or who are otherwise interested in the decedent's estate:

Widow or Widower: none

Children: Cynthia Woodsmall Jones daughter  
Tammi Woodsmall daughter  
Christi Woodsmall Brasco daughter  
Terrie Woodsmall Gallagher daughter

Adopted Children: none

Descendents of Deceased Children: none

Surviving Parents or Parent: none

Siblings and Descendents of Siblings: Patsy A. Guiltner sister

Other than those listed above, I am not aware that said decedent left other children, adopted children, descendants of deceased children, parents, siblings, descendants of deceased siblings, grandparents, uncles, aunts, great grandparents, great uncles, or great aunts.

The decedent was preceded in death by the following heirs (spouse and /or children):  
Divorced

All of the persons listed above are over the age of eighteen, except for the following:  
None

To my knowledge, the decedent did not leave a will.

To my knowledge, all debts of the decedent's estate have been paid.

This affidavit is made for the purpose of inducing Lenders Title Company and its title insurance underwriter to issue its policy or policies insuring the title to the above described property. The undersigned hereby agree to indemnify and hold Lenders Title Company and its title insurance underwriter harmless of and from any and all loss, cost, damage and expense of every kind, including attorneys' fees, which Lenders Title Company and its title insurance underwriter shall or may suffer or incur or become liable for under its policy of policies, directly or indirectly, due to its reliance of the accuracy of the foregoing statements.

Roger Pearce

Printed name: Roger Pearce

ACKNOWLEDGEMENT

STATE OF: Georgia

COUNTY OF: Muscogee

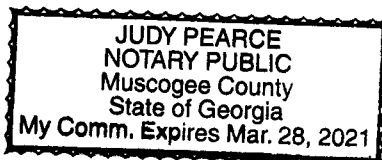
On this day personally appeared before the undersigned, a Notary Public within and for the County and State aforesaid, duly qualified, commissioned, and acting, Roger Pearce to me well known(or satisfactorily proven to be) as the Affiant in the foregoing Affidavit of Heirship, and stated that he/she had executed the same for the consideration and purposed therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public on this 7 day of July, 2020.

Judy Pearce

My commission Expires: 3-28-21

Notary Public



AFFIDAVIT OF HEIRSHIP

The undersigned, being first duly sworn, states on their oath under penalty of perjury that:

I am familiar with the family history of **Jessie Jean Woodsmall** deceased, and who was owner of the following described property:

**The South six(6) feet of Lot Two (2) and all of Lots Three (3), Four (4), Five (5), and the North seven (7) feet of Lot six (6), all in Block Six(6) of R.L. Hayes' Second Addition to the City of Jonesboro, Arkansas, and more particularly described as follows: Beginning forty-four (44) feet South of the Northwest corner of lot One (1) of Block six (6) of said R.L. Hayes' second addition, thence running South eighty-eight (88) feet, thence East one hundred fifty (150) feet, thence North eighty-eight (88) feet, thence West one hundred fifty (150) feet to point of beginning.**

**Parcel Number 01-144074-08200**

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My relationship with the decedent is friend. I knew the decedent for 9 years.

To my knowledge, the decedent left surviving the following persons as heirs or who are otherwise interested in the decedent's estate:

Widow or Widower: none

Children: Cynthia Woodsmall Jones daughter  
Tammi Woodsmall daughter  
Christi Woodsmall Brasco daughter  
Terrie Woodsmall Gallagher daughter

Adopted Children: none

Descendents of Deceased Children: none

Surviving Parents or Parent: none

Siblings and Descendents of Siblings: Patsy A. Guiltner sister

Other than those listed above, I am not aware that said decedent left other children, adopted children, descendants of deceased children, parents, siblings, descendants of deceased siblings, grandparents, uncles, aunts, great grandparents, great uncles, or great aunts.

The decedent was preceded in death by the following heirs (spouse and /or children):  
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To my knowledge, the decedent did not leave a will.

To my knowledge, all debts of the decedent's estate have been paid.

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Rhonda Clippinger

Printed name: Rhonda Clippinger

ACKNOWLEDGEMENT

STATE OF: Georgia

COUNTY OF: Muscogee

On this day personally appeared before the undersigned, a Notary Public within and for the County and State aforesaid, duly qualified, commissioned, and acting, Rhonda Clippinger to me well known (or satisfactorily proven to be) as the Affiant in the foregoing Affidavit of Heirship, and stated that he/she had executed the same for the consideration and purposed therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public on this 7 day of July, 2020.

Judy Pearce

My commission Expires: 3-28-21

Notary Public

