

Quitclaim Deed
RFT/pab
F# 15468
8/25/2021

2021R-023690
FILED
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
CANDACE EDWARDS, CLERK & RECORDER
09/30/2021 10:26:52 AM
FFF- 25 00
PAGES: 3
APRIL COOPER

PREPARED BY:

BRANCH, THOMPSON, WARMATH & DALE
A Professional Association
414 West Court Street
Paragould, Arkansas 72450

**QUITCLAIM DEED
WITH RELINQUISHMENT OF DOWER AND CURTESY**

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, **Ronald Baker and Debra Baker, husband and wife and Ethan Baker, an unmarried person** the undersigned Grantor, for and in consideration of the sum of One Dollar and other valuable consideration, to us in hand paid by **Ronald Baker and Debra Baker, husband and wife; Ethan Baker, an unmarried person and Aaron Baker, an unmarried person**, do hereby grant, sell and quitclaim unto the said Grantee and unto the Grantee's heirs and assigns forever, the following lands lying in the County of Craighead, State of Arkansas, to-wit:

Lot 20 of Rick Holcomb's Replat of Lots 19 and 20 of J.A. Lambert Subdivision to Jonesboro, Arkansas, as shown by Plat in Plat Cabinet "B" page 75 at Jonesboro, Craighead County, Arkansas, and to easements as shown on recorded plat.

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

And I, the undersigned spouse of the said Grantor, for and in consideration of the said sum of money, do hereby release and relinquish unto the said Grantee, all of my right of dower, curtesy, and homestead in and to the said lands.

8 0 1 5 0 3 6 2
Tx:40087378



WITNESS our hands and seals on this 20 day of September, 2021

Ronald P Baker
Ronald Baker

Debra Baker
Debra Baker

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF GREENE

BE IT REMEMBERED, that on this day personally appeared before me the undersigned, a Notary Public within and for the County and State aforesaid, duly commissioned and acting, **Ronald Baker and Debra Baker, husband and wife**, to me well known to be the persons whose names they subscribed to the within instrument and acknowledged that they had executed the same for the consideration and purposes therein mentioned and set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and seal as such Notary Public on this 20th day of September, 2021.

My Commission Expires:

5-17-2025

Pamela Bradford
Notary Public

Pamela Bradford
Notary Public - State of Arkansas
Greene County
My Commission Expires: 05-17-2025
Commission# 12689316

WITNESS our hands and seals on this 20th day of September, 2021

Ethan Baker
Ethan Baker

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF GREENE

BE IT REMEMBERED, that on this day personally appeared before me the undersigned, a Notary Public within and for the County and State aforesaid, duly commissioned and acting, **Ethan Baker and Aaron Baker, both unmarried persons**, to me well known to be the persons whose names they subscribed to the within instrument and acknowledged that they had executed the same for the consideration and purposes therein mentioned and set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and seal as such Notary Public on this 20th day of September, 2021.

My Commission Expires:

5-17-2025

Pamela Bradford
Notary Public

**Pamela Bradford
Notary Public - State of Arkansas
Greene County
My Commission Expires: 05-17-2025
Commission# 12689316**

Certificate

I, certify under penalty of false swearing that this Instrument is exempt from the real property transfer tax.

Pamela Bradford, agent
Grantee
Address 1708 Greensboro Road
Jonesboro, AR 72405