

ELECTRONIC RECORDING
2023R-001046

CERTIFICATE OF RECORD
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
DAVID VAUGHN, CLERK & RECORDER
01/20/2023 10:02:39 AM
RECORDING FEE: 25.00
PAGES: 3

File No.: 2022-2409
Type of Instrument: Warranty Deed
Grantors: Samantha J. Armes and Justin M. Armes,
wife and husband
Grantees: Brittany Sorrell, a single person, and
Danny Vivar, a single person

This Instrument Prepared By:
Waddell, Cole & Jones, PLLC
Attorneys at Law
P.O. Box 1700
Jonesboro, AR 72403

After Recording, Return To:
Professional Title Services of Arkansas, LLC
2713 E Nettleton Ave.
Jonesboro, AR 72401

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS:

THAT we, SAMANTHA J. ARMES and JUSTIN M. ARMES, wife and husband, Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by BRITTANY SORRELL, a single person, and DANNY VIVAR, a single person, as joint tenants with right of survivorship, Grantees, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said Grantees, and unto their heirs and assigns forever, the following described lands lying in Craighead County, Arkansas, to-wit:

Lot 3 in Block "C" of Countrywood Addition, Phase One, Jonesboro, Arkansas, as shown by Plat in Plat Cabinet "B" page 73 at Jonesboro, Arkansas, and subject to Bill of Assurance recorded in Deed Record 413 page 49 at Jonesboro, Arkansas, and to easements as shown on recorded Plat.

Subject to existing assessments, building lines, easements, mineral reservations and/or conveyances, and restrictions, of record, if any.

To have and to hold the same unto the said Grantees, and unto their heirs and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

And Grantors hereby covenant with said Grantees that we will forever warrant and defend the title to the said lands against all lawful claims whatever.

And Grantors, for the consideration aforesaid, do hereby separately release and relinquish unto the said Grantees all their rights of dower, curtesy and homestead in and to the said lands.

WITNESS our hands and seals on this 19 day of January, 2023.

Samantha J Armes
Samantha J. Armes

Justin M Armes
Justin M. Armes

ACKNOWLEDGMENT

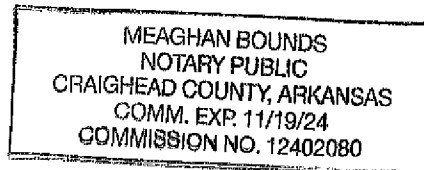
STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

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 qualified, commissioned and acting, Samantha J. Armes and Justin M. Armes, wife and husband, to me well known, and who subscribed to the foregoing instrument and stated and acknowledged that they had signed, executed, and delivered the foregoing instrument for the consideration, uses, and purposes therein mentioned and set forth and relinquished their respective rights of dower, curtesy, and homestead, if any, in the subject property set forth in the foregoing instrument.

WITNESS my hand and seal on this 19 day of January, 2023.

MEAGHAN BOUNDS
Notary Public

My Commission Expires:
November 19, 2024



F:\USERS\RWW\Professional Title - Deeds\Warranty deed wjd



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: 2022-2409

Grantee: BRITTANY SORRELL; AND DANNY VIVAR
Mailing Address: 4002 COBBLESTONE CIRCLE
JONESBORO AR 724050000

Grantor: SAMANTHA J. ARMES AND JUSTIN M. ARMES
Mailing Address: 5555 MACEDONIA ROAD APT E
JONESBORO AR 724050000

Property Purchase Price: \$169,000.00
Tax Amount: \$557.70

County: CRAIGHEAD
Date Issued: 01/20/2023
Stamp ID: 800643072

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 Gossert Date: 1-20-2023

Address: 4002 Cobblestone Circle

City/State/Zip: Jonesboro, AR 72405