

NK

2023R-000887

FILED
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
DAVID VAUGHN, CLERK & RECORDER
01/17/2023 01:15:57 PM
FEE: 25.00
PAGES: 3
TONI HARGETT

Please Return To:

Lenders Title Company
2207 Fowler Avenue
Jonesboro AR, 72401
Phone: 870-935-7410
Fax: 870-933-7222

File Number: 23-082559-300

This deed form prepared under the supervision of:
J. Mark Spradley, Attorney at Law
1501 N. University, Suite 155
Little Rock, AR 72202

Transactional data completed by Lenders Title Company

Warranty Deed - Trustee (Letter).rtf

FOR RECORDER'S USE ONLY

WARRANTY DEED
(TRUSTEE)

KNOW ALL MEN BY THESE PRESENTS:

That, Gloria A. Ross, Trustee of the Gloria A. Ross Revocable Trust dated October 15, 2009 and Amended on December 27, 2021, Grantor, for and in consideration of the sum of ---TEN AND 00/100--- DOLLARS---(\$10.00)---and other good and valuable consideration in hand paid by Julcar Properties, LLC, Grantee(s), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee(s), and its successors and assigns forever, the following lands lying in the County of Craighead and the State of Arkansas to-wit:

Lot 38 in Block "A" of Candlewood Estates Seventh Addition, Jonesboro, Arkansas, as shown by Plat of record in Plat Cabinet "A" page 60, subject to Bill of Assurance of record in Deed Record 267 page 641 and to easements as shown on recorded plat. Subject to Oil, Gas and Mineral Rights retained by a former owner.

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



TO HAVE AND TO HOLD the above described lands unto the Grantee(s) and unto its successors and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging.

And the Grantor hereby covenants with the Grantee(s) that it will forever warrant and defend the title to the above described lands against all claims whatsoever.

WITNESS our hand(s) and seal(s) on this **13th day of January, 2023.**

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. Exempt or no consideration paid if none shown.

Gloria A. Ross Revocable Trust dated October 15, 2009 and Amended on December 27, 2021

GRANTEE OR AGENT: Tim Bill G
Julcar Proerties, LLC
GRANTEE'S ADDRESS: 1150 E. Matthews
Ste 101A
Jonesboro AR 72401

By Gloria A. Ross
Gloria A. Ross, Trustee

ACKNOWLEDGMENT

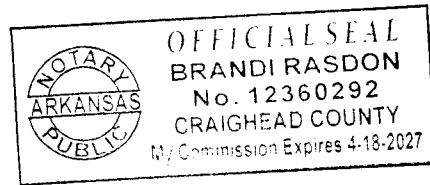
STATE OF ARKANSAS)
) SS.
COUNTY OF CRAIGHEAD)

BE IT REMEMBERED, that on this day came before me, the undersigned, a Notary Public within and for the County and State aforesaid, duly commissioned and acting, Gloria A. Ross, to me well known as (or satisfactorily proven to be), who stated that she is the Trustee(s) of the Gloria A. Ross Revocable Trust dated October 15, 2009 and Amended on December 27, 2021 and duly authorized in her respective capacity to execute the foregoing instrument for and in the name of and on behalf of said trust, and further stated and acknowledged that she had executed the same for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this **13th day of January, 2023.**

Brandi Rasdon
Notary Public

My commission Expires:





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: 23-1116

Grantee: JULCAR PROPERTIES, LLC
Mailing Address: 1150 E MATTHEWS AVE STE 101A
JONESBORO AR 724014356

Grantor: GLORIA A. ROSS REVOCABLE TRUST
Mailing Address: 1801 CHALET DR
JONESBORO AR 724047727

Property Purchase Price: \$165,000.00
Tax Amount: \$544.50

County: CRAIGHEAD
Date Issued: 01/17/2023
Stamp ID: 913364992

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): Julcar Properties, LLC

Grantee or Agent Name (signature): " " " Date: 1/17/23

Address: 1150 E Matthews Ave Ste 101A

City/State/Zip: Jonesboro, AR 72401