

NIX

2023R-011903

FILED

JONESBORO DISTRICT

CRAIGHEAD COUNTY, ARKANSAS

DAVID VAUGHN, CLERK & RECORDER

07/07/2023 01:33:53 PM

FEE: 30.00

PAGES: 4

TONI HARGETT

THIS INSTRUMENT PREPARED BY: J. ROBIN NIX, II, ATTORNEY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT **Southern Magnolia House, LLC, Grantor**, for and in consideration of the sum of **\$150,000.00**, and other good and valuable considerations to the company in hand paid by the **Grantee** herein, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto **Gregory Ladd, a single person, Grantee**, and unto **his heirs** and assigns forever, the following described land situated in the County of **Craighead**, State of Arkansas, to-wit:

SEE ATTACHED EXHIBIT "A"

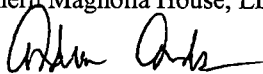
Subject to assessments, building lines, easements, mineral reservations and/or conveyances, restrictions, and any other matters of record or fact.

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

And, **Southern Magnolia House, LLC**, hereby covenants with said **Grantee** that it will forever warrant and defend the title to the said lands against all claims whatsoever.

IN TESTIMONY WHEREOF, the name of the **grantor** is hereunto fixed by its member this **6th** day of **July, 2023**.

Southern Magnolia House, LLC



By: Andrea Andrews, Member

Limited Liability Warranty Deed

18121104*XL

86761007:PI200



ACKNOWLEDGMENT

STATE OF **Arkansas**
COUNTY OF Craighead

BE IT REMEMBERED, that on this day came before me the undersigned, a Notary Public duly commissioned qualified and acting, within and for said County and State, in person within named **Andrea Andrews**, to me personally well known, who stated she is the Member of **Southern Magnolia House, LLC** and is duly authorized in her capacity to execute the foregoing instrument for and in the name and behalf of said company, and further stated and acknowledged that **she** had 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 **6th** day of **July, 2023**.

Sanda Greene
Sanda Greene, Notary Public

My Commission Expires:
August 20, 2030



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.

Gregory Ladd
Gregory Ladd

Mailing Address: 460 Ebenezer Loop, Somerville, TN 38068

"EXHIBIT A"

A part of the Northwest Quarter of Section 4, Township 13 North, Range 2 East, being more particularly described as follows: Beginning at the Northwest corner of said Section 4; run thence South $0^{\circ}14'45''$ West 72.88 feet to the South right of way line of Highway 226; run thence South $89^{\circ}27'57''$ East along said right of way 1487.97 feet to the true point of beginning; run thence South $1^{\circ}00'$ West 170.0 feet; run thence South $89^{\circ}27'57''$ East 210.0 feet; run thence North $1^{\circ}00'$ East 170.0 feet to the South right of way of Highway 226; run thence North $89^{\circ}27'57''$ West along said right of way 210.0 feet to the true point of beginning, containing 0.82 acre, more or less, SUBJECT TO any utility easements or rights of way of record.

TOGETHER WITH AND SUBJECT TO a 20-foot Ingress/Egress Easement, the centerline of which being more particularly described as follows: Beginning at the Northwest corner of Section 4, Township 13 North, Range 2 East; run thence South $0^{\circ}14'45''$ West 72.88 feet to the South right of way line of Highway 226; run thence South $89^{\circ}27'57''$ East along said right of way 1487.97 feet to the centerline of a gravel drive for the true point of beginning of said 20-foot Ingress/Egress Easement; run thence South $1^{\circ}00'$ West along centerline of easement 170.0 feet; run thence South $8^{\circ}54'$ East along centerline 72.6 feet; run thence South $20^{\circ}35'$ East along centerline 57.5 feet; run thence South $31^{\circ}46'$ East along centerline 73.1 feet; run thence South $51^{\circ}00'$ East along centerline 29.1 feet; run thence South $78^{\circ}03'$ East along centerline 28.5 feet; run thence North $70^{\circ}19'$ East along centerline 32.8 feet; run thence North $34^{\circ}18'$ East along centerline 59.4 feet; run thence North $17^{\circ}19'$ East along centerline 58.2 feet; run thence North $1^{\circ}06'$ East along centerline 52.2 feet; run thence North $7^{\circ}34'$ West along centerline 42.5 feet to a point on the South line of the above described 0.82 acre tract, said point being the terminus of the 20-foot easement.

TOGETHER WITH A 10 FOOT SEWER LINE EASEMENT being more particularly described as follows: A part of the Northwest Quarter of Section 4, Township 13 North, Range 2 East, being more particularly described as follows: Beginning at the Northwest corner of said Section 4; run thence South $0^{\circ}14'45''$ West 72.88 feet to the South right of way line of Highway 226; run thence South $89^{\circ}27'57''$ East along said right of way 1487.97 feet; run thence South $1^{\circ}00'$ West 170.0 feet; run thence South $89^{\circ}27'57''$ East 136.1 feet to the true point of beginning; run thence South $12^{\circ}06'$ East 263.9 feet; run thence North $77^{\circ}54'$ East 10.0 feet; run thence North $12^{\circ}06'$ West 261.7 feet; run thence North $89^{\circ}27'57''$ West 10.2 feet to the true point of beginning.



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: 23-2274

Grantee: GREGORY LADD
Mailing Address: 460 EBENEZER LOOP
SOMERVILLE TN 380687008

Grantor: SOUTHERN MAGNOLIA HOUSE, LLC
Mailing Address: 3603 LACOSTE DR
JONESBORO AR 724046843

Property Purchase Price: \$150,000.00
Tax Amount: \$495.00

County: CRAIGHEAD
Date Issued: 07/06/2023
Stamp ID: 2132883456

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): GREGORY LADD

Grantee or Agent Name (signature): *Nix Title as agent* Date: 7/6/23

Address: 460 EBENEZER LOOP

City/State/Zip: SOMERVILLE TN 380687008