

File No.: 2021-1234
Type of Instrument: Warranty Deed
Grantor: Bearpaw Holdings LLC
Grantee: Patsy Cooper, a single person

This Instrument Prepared By:

Waddell, Cole & Jones, PLLC
Attorneys at Law
P.O. Box 1700
Jonesboro, Arkansas 72403

After recording Return to:

Professional Title Services of Arkansas, LLC
740 Southwest Drive
Jonesboro, AR 72401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT BEARPAW HOLDINGS LLC, a limited liability company, Grantor, by its sole Member, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by PATSY COOPER, a single person, Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said Grantee, and unto Grantee's heirs and assigns forever, the following described lands lying in Craighead County, Arkansas, to-wit:

Unit 4 of Corner@Sage Horizontal Property Regime as shown by Plat recorded in Plat Cabinet "C" at Page 256 at Jonesboro, Arkansas, and by Master Deed recorded in Document #JB2015R-012277 at Jonesboro, Arkansas, subject to By-Laws recorded in Document #JB2015R-012702 at Jonesboro, Arkansas, and Amendments thereto recorded in Document Numbers JB2016R-016528, JB2016R-016596, JB2016R-016996, JB2016R-018054 and JB2016R-018410, also subject to Declaration of Covenants and Restrictions recorded in Deed Record 533 page 324 and Renewal, Extension and Modification of Declaration of Covenants and Restrictions and of the By-Laws recorded in Document #JB2010R-005151, By-Laws recorded in Document #JB2012R-012344 at Jonesboro, Arkansas, and to easements as shown on recorded Plat.

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

And Grantor hereby covenants with the said Grantee that it will forever warrant and defend the title to said lands against all lawful claims whatever.

IN TESTIMONY WHEREOF, this instrument is hereby executed by the aforescribed Member of Grantor this 30 day of September, 2021.

BEARPAW HOLDINGS LLC

By: Mitch H
Name: Mitch Hovis
Title: Member

ACKNOWLEDGMENT

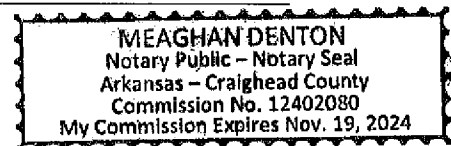
STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

On this day before me, the undersigned, a Notary Public, within and for the County and State aforesaid, duly qualified, commissioned and acting, personally appeared Mitch Hovis, to me well known, and who subscribed to the foregoing instrument and stated and acknowledged that he was the sole Member of Bearpaw Holdings LLC, a limited liability company, and that he as such Member, being authorized so to do, had signed, executed, and delivered the foregoing instrument for the consideration, uses, and purposes therein contained, by signing himself as such Member and executing on behalf of the company as such Member.

WITNESS my hand and seal as such Notary Public this 30 day of September 2021.

M.D.
Notary Public

My Commission Expires:
November 19, 2024





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: 2021-1234

Grantee: PATSY COOPER
Mailing Address: 1008 VILLA DRIVE
JONESBORO AR 724010000

Grantor: BEARPAW HOLDINGS, LLC
Mailing Address: 4801 GLENNEAGLES DRIVE
JONESBORO AR 724010000

Property Purchase Price: \$218,900.00
Tax Amount: \$722.70

County: CRAIGHEAD
Date Issued: 10/04/2021
Stamp ID: 723216384

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 Cozzett Date: 10-4-2021

Address: 1008 Villa Drive

City/State/Zip: Jonesboro, AR 72401