

ELECTRONIC RECORDING
2023R-011633

CERTIFICATE OF RECORD
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
DAVID VAUGHN, CLERK & RECORDER
07/05/2023 09:22:51 AM
RECORDING FEE: 25.00
PAGES: 3

This Instrument Prepared By:
Gardner Milner, PLLC
Attorneys at Law
P.O. Box 17037
Jonesboro, AR 72403

After Recording Return To:
Professional Title Services of Arkansas, LLC
2713 E. Nettleton Avenue
Jonesboro, AR 72401
Re: File No. 2023-1596

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS:

THAT WE, DANIEL KYLE DAVIS and MARKA DAVIS, husband and wife, Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by CODY ALLEN ROSE, a single person, Grantee, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said Grantees, and unto his heirs and assigns forever, the following described lands lying in Craighead County, Arkansas, to-wit:

Lot 64 of Prospect Farms, Phase II, Jonesboro, Craighead County, Arkansas, as shown by Plat in Plat Cabinet "C" page 177 at Jonesboro, Craighead County, Arkansas, subject to Bill of Assurance recorded in Deed Record 738 page 496 at Jonesboro, Arkansas, and to easements as shown on recorded plat, less and except oil, gas, mineral, sand, gravel and other subterranean rights in Mineral Deeds recorded in Deed Record 784 page 125 and Deed Record 805 page 737 at Jonesboro, Arkansas.

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

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


And Grantors hereby covenant with said Grantee 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 each hereby separately release and relinquish unto the said Grantee, and his heirs and assigns, all their rights of dower, curtesy and homestead in and to the said lands.

(THIS SPACE LEFT INTENTIONALLY BLANK. SIGNATURE PAGE TO FOLLOW)

WITNESS our hands and seals on this 30 day of June, 2023.


Daniel Kyle Davis, Grantor

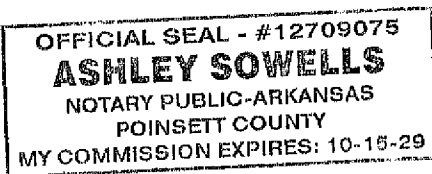

Marka Davis, Grantor


ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

On this 30 day of June, 2023, before me, a Notary Public, appeared the within named Daniel Kyle Davis and Marka Davis, husband and wife, to me personally well known (or satisfactorily proven to be such persons), who stated and acknowledged that they had so 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 30 day of June, 2023.




Notary Public



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: 2023-1596

Grantee: CODY ALLEN ROSE
Mailing Address: 290 GOLDRUSH LANE
JONESBORO AR 724050000

Grantor: DANIEL KYLE DAVIS AND MARKA DAVIS
Mailing Address: 105 OLD ELI ROAD
MONETTE AR 724470000

Property Purchase Price: \$239,000.00
Tax Amount: \$788.70

County: CRAIGHEAD
Date Issued: 07/05/2023
Stamp ID: 1686190080

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 Bosselt Date: 7-5-2023

Address: 290 Goldrush Lane

City/State/Zip: Jonesboro, AR 72405