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2020R-016500

FILED

JONESBORO DISTRICT

CRAIGHEAD COUNTY, ARKANSAS
CANDACE EDWARDS, CLERK & RECORDER

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PAGES: 3

TRAMAIN MCDONALD

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

Warranty Deed

(WITH RELINQUISHMENT OF DOWER & CURTESY)

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, **Lauren Cherry and Donovan J. Cherry, wife and husband**, for and in consideration of the sum of **\$307,000.00**, and other good and valuable considerations to us in hand paid by the **Grantees** herein, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, and convey unto **Edward Christopher Ward and Shelby Nicole Ward, husband and wife, as tenants by the entirety**, and unto **their heirs** and assigns forever, the following lands lying in the County of **Craighead** and State of **Arkansas**, to wit:

Lot 2 in Block "E" of Jamestown Manor Subdivision, Phase II, Jonesboro, Arkansas, as shown by Plat of record in Plat Cabinet "C" Page 181, subject to Bill of Assurance recorded in Deed Record 690 Page 872 and Amendment No. 1 to Bill of Assurance recorded in Deed Record 694 Page 452 at Jonesboro, Arkansas, and to easements as shown on recorded Plat.

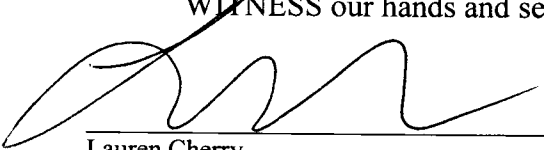
Subject to assessments, building lines, easements, mineral reservations and/or conveyances, restrictions, and any other matters of record or fact.

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

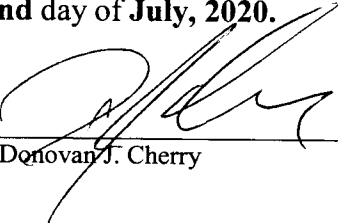
And we hereby covenant with said **Grantees** that we will forever warrant and defend the title to the said lands against all claims whatsoever.

And we, **Lauren Cherry and Donovan J. Cherry, wife and husband**, for and in consideration of the said sum of money, do hereby release and relinquish unto the said **Grantees** our rights of dower, courtesy, and possibility of Homestead in and to said lands.

WITNESS our hands and seals on this **22nd** day of **July, 2020**.

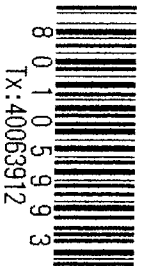


Lauren Cherry



Donovan J. Cherry

Warranty Deed, 2 Sellers



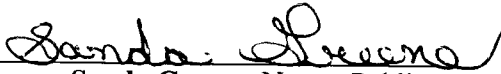
ACKNOWLEDGMENT

STATE OF Arkansas
COUNTY OF Craighead

BE IT REMEMBERED, that on this day came before me the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting, **Lauren Cherry and Donovan J. Cherry, wife and husband**, to me well known as the grantors in the foregoing Deed, and stated that they had executed the same for the consideration and purpose therein mentioned and set forth.

And on the same day also voluntarily appeared before me each of the said grantors separately, and each grantor in the absence of such grantor's spouse declared that he or she had, of his or her own free will, executed said Deed and signed and sealed the relinquishment of dower, courtesy and homestead in the said Deed for the consideration and purposes therein contained and set forth, without compulsion or undue influence of such grantor's spouse.


WITNESS my hand and seal as such Notary Public on this **22nd** day of **July, 2020**


Sanda Greene, Notary Public

My Commission Expires:
August 20, 2020



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.


Edward Christopher Ward

Mailing Address: **2212 Williamsburg Dr, Jonesboro, AR 72404**



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: 20-2223

Grantee: EDWARD & SHELBY WARD
Mailing Address: 2212 WILLIAMSBURG DR
JONESBORO AR 724040000

Grantor: LAUREN & DONOVAN CHERRY
Mailing Address: 3721 PEBBLE BEACH DRIVE
JONESBORO AR 724040000

Property Purchase Price: \$307,000.00
Tax Amount: \$1,013.10
County: CRAIGHEAD
Date Issued: 07/23/2020
Stamp ID: 434210816

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): Edward + Shelby Ward
Grantee or Agent Name (signature): Nix Titte Date: 7/23/2020
Address: 2212 Williamsburg Dr
City/State/Zip: Jonesboro, AR 72404