

ELECTRONIC RECORDING
2023R-011798

CERTIFICATE OF RECORD
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
DAVID VAUGHN, CLERK & RECORDER
07/06/2023 01:10:36 PM
RECORDING FEE: 25.00
PAGES: 3

Please Return To:

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

File Number: 23-083025-300

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 - Unmarried (Letter).rif

FOR RECORDER'S USE ONLY

WARRANTY DEED
(UNMARRIED PERSON)

KNOW ALL MEN BY THESE PRESENTS:

That, William C. Blanchard, Sr., widower of Betty R. Blanchard, deceased,, an unmarried person, 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 Unicorn Investments LLC, Grantee(s), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee(s), and unto its successors and assigns forever, the following lands lying in the County of Craighead and the State of Arkansas to-wit:

Lot 4 in Block "C" of Ponderosa Subdivision, Bono, Arkansas, as shown by Plat in Deed Record 179 Page 66, subject to Bill of Assurance in Deed Record 190 Page 687 at Jonesboro, Arkansas, and to easements as shown on recorded Plat.

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



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: 23-083025-300

Grantee:
Mailing Address: UNICORN INVESTMENTS, LLC
1020 W MATTHEWS AVE
JONESBORO AR 724013461

Grantor:
Mailing Address: WILLIAM C. BLANCHARD, SR.
307 CARSON ST
BONO AR 724169605

Property Purchase Price: \$76,000.00
Tax Amount: \$250.80
County: CRAIGHEAD
Date Issued: 07/06/2023
Stamp ID: 1270233088

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): Lenders Title Co. , agent
Grantee or Agent Name (signature): Dhruv Fisher Date: 7/6/23
Address: 1020 W. Matthews
City/State/Zip: Jonesboro, AR 72401