

NIX

2021R-023834

FILED

JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
CANDACE EDWARDS, CLERK & RECORDER
10/01/2021 01:47:46 PM
FFF 25 00
PAGES: 3
APRIL COOPER

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

Warranty Deed

(WITH RELINQUISHMENT OF DOWER & CURTESY)

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, **Richard J. Martin and Taylor N. Martin, a married couple**, for and in consideration of the sum of **\$186,900.00**, 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 **Kyler Kropf, a single person and Kolton Kropf, a single person, as joint tenants with right or survivorship**, and unto **their heirs** and assigns forever, the following lands lying in the County of **Craighead** and State of **Arkansas**, to wit:

Lot 1 in Block "C" of Deerfield Subdivision, Phase I, Jonesboro, Arkansas, as shown by plat recorded in Plat Cabinet "C" page 96, subject to Bill of Assurance recorded in Deed Record 603 page 215 and to easements as shown on recorded plat.

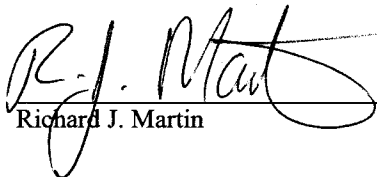
Subject to assessments, building lines, easements, mineral reservations and/or conveyances, restrictions, and any other matters of record or fact.

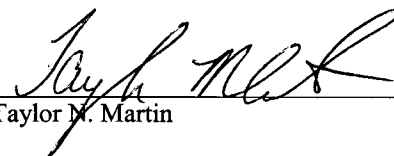
To have and to hold the same unto the said **Grantees** and unto **their heirs** and assigns forever, with all appurtenances hereunto belonging.

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, **Richard J. Martin and Taylor N. Martin, a married couple**, 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 **30th** day of **September, 2021**.


Richard J. Martin


Taylor N. Martin

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, **Richard J. Martin and Taylor N. Martin, a married couple**, 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 **30th** day of **September, 2021**

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.

Kyler Kropf
Kyler Kropf

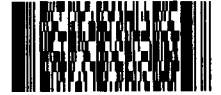
Mailing Address: 1773 CR 4234 De Kalb Tx 75559



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: 21-3177

Grantee: KYLER KROPF AND KOTLON KROPF
Mailing Address: 1773 CR 4234
DE KALB TX 755590000

Grantor: RICHARD J. MARTIN AND TAYLOR N. MARTIN
Mailing Address: 5535 DEERFIELD DR
JONESBORO AR 724040000

Property Purchase Price: \$186,900.00
Tax Amount: \$617.10

County: CRAIGHEAD
Date Issued: 09/30/2021
Stamp ID: 854288384

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): Kyler Kropf and Koton Kropf

Grantee or Agent Name (signature): " " Date: 9/30/21

Address: 1773 CR 4234

City/State/Zip: De Kalb, TX 75559