

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

Warranty Deed

(WITH RELINQUISHMENT OF DOWER & CURTESY)

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, **Danice Blaise and Yveline Aine Blaise, a married couple, Grantors**, for and in consideration of the sum of **\$250,000.00**, and other good and valuable considerations to us in hand paid by the **Grantee** herein, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, and convey unto **Shawn Thun, a married person, Grantee**, and unto **his heirs** and assigns forever, the following lands lying in the County of **Craighead** and State of **Arkansas**, to wit:

Lot 119 of Beaver Creek, Phase 1 as shown by plat in Plat Cabinet "C" page 175 at Jonesboro, Arkansas, subject to Bills of Assurance recorded in Deed Record 718 page 532, Deed Record 758 page 246 and Deed Record 766 page 670, and to easements shown on said 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 **Grantee** and unto **his heirs** and assigns forever, with all appurtenances hereunto belonging.

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

And we, **Danice Blaise and Yveline Aine Blaise, a married couple**, for and in consideration of the said sum of money, do hereby release and relinquish unto the said **Grantee** our rights of dower, curtesy, and possibility of Homestead in and to said lands.

WITNESS our hands and seals on this 10th day of **October, 2023**.

Warranty Deed, 2 Sellers

TX:40121334

DocId:32002628



D Blaise

Danice Blaise

Yveline Blaise

Yveline Aine Blaise

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, **Danice Blaise and Yveline Aine Blaise, 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, curtesy 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 10th day of **October, 2023**

Sanda Greene

Notary Public

My Commission Expires:

08/20/2030



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.

Shawn Thun
Shawn Thun

Mailing Address: **6017 Beaver Creek Ln, 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: 23-2728

Grantee: SHAWN THUN
Mailing Address: 6017 BEAVER CREEK LN
JONESBORO AR 724049558

Grantor: DANICE BLAISE AND YVELINE AINE BLAISE
Mailing Address: 6017 BEAVER CREEK LN
JONESBORO AR 724049558

Property Purchase Price: \$250,000.00
Tax Amount: \$825.00
County: CRAIGHEAD
Date Issued: 10/13/2023
Stamp ID: 1184544768

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): SHAWN THUN

Grantee or Agent Name (signature): *Nix Title as agent* Date: 10/13/23

Address: 6017 BEAVER CREEK LN

City/State/Zip: JONESBORO AR 724049558