

This document prepared by:

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First Community Bank
1325 Harrison Street
Batesville, Arkansas 72501

ELECTRONIC RECORDING
2020R-016562
CERTIFICATE OF RECORD
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
CANDACE EDWARDS, CLERK & RECORDER
07/24/2020 10:52:53 AM
RECORDING FEE: 30.00
PAGES: 4

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

This Special Warranty Deed is made and entered into by and between **First Community Bank**, 1325 Harrison Street, Batesville, Arkansas, (hereinafter referred to as "Grantor") in favor of **Weston Rentals, LLC**, (hereinafter referred to as "Grantee").

WITNESSETH:

That, for and in consideration of the sum of One Dollar (\$1.00) in hand paid and other good and valuable consideration the receipt, adequacy and sufficiency of which are hereby acknowledged by Grantor, Grantor does hereby grant, bargain, sell, convey and specially warrant unto and in favor of Grantee, Grantee's successors and assigns, all of Grantor's right, title, interest, claim or demand which Grantor has or may have in and to that certain tract or parcel of land in Craighead County, Arkansas, together with any improvements located thereon, commonly known as 4708 Frisco St., and 2102 B Clark, Jonesboro, Arkansas, being more particularly described as:

That part of Lot 12 of Cobb & Lee's Survey of the Northeast Quarter of the Northwest Quarter of Section 27, Township 14 North, Range 4 East, described as follows: Beginning at the Northeast Corner of said Northeast Quarter of the Northwest Quarter of said Section 27; run thence South 557.4 feet to the South right of way line of Frisco Street, the true of beginning; run thence South 101.1 feet; run thence West 54.5 feet; thence North 0 degree 10' West 148.5 feet; run thence East 10.5 feet to the South right of way line of Frisco Street; run thence South 43 degrees 08' East along said Street 65 feet to the true point of beginning, and;

Lot 2 of the Replat of a part of Lot 12 of Cobb & Lee's Survey of the Northeast Quarter of the Northwest Quarter of Section 27, Township 14 North, Range 4 East, as shown by Plat in Plat Cabinet "B" page 44 at Jonesboro, Arkansas, more particularly described as follows: Beginning at the Northeast corner of said Northeast Quarter of the Northwest Quarter of said Section 27, run thence South 580 feet, run thence West 54.5 feet to the true point of beginning run thence North 1

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.

<i>Professional Title as Agent</i>
Grantee or Agent
<i>1216 Hawk Cove</i>
Grantee's Address
<i>Jonesboro AR 72401</i>
City and State and Zip Code



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: 2020-753

Grantee: WESTON RENTALS, LLC
Mailing Address: 1216 HAWK COVE
JONESBORO AR 724010000

Grantor: FIRST COMMUNITY BANK
Mailing Address: 1325 HARRISON STREET
BATESVILLE AR 725030000

Property Purchase Price: \$61,000.00
Tax Amount: \$201.30

County: CRAIGHEAD
Date Issued: 07/24/2020
Stamp ID: 47024128

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 Casato Date: 7-24-2020

Address: 1216 Hawk Cove

City/State/Zip: Jonesboro, AR 72401