

ELECTRONIC RECORDING

2023R-011815

CERTIFICATE OF RECORD

JONESBORO DISTRICT

CRAIGHEAD COUNTY, ARKANSAS

DAVID VAUGHN, CLERK & RECORDER

07/06/2023 02:23:11 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: 23-083015-300

This deed form prepared under the supervision of:
J. Mark Spradley, Attorney at Law
1501 N. University, Suite 155
Little Rock, AR 72202

① Transactional data completed by Lenders Title Company
Warranty Deed - Married Person (Letter).rtf

FOR RECORDER'S USE ONLY

WARRANTY DEED
(MARRIED PERSONS)

KNOW ALL MEN BY THESE PRESENTS:

That, Phillip King and Mary Jane King, a married couple, Grantor(s), 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 Mark A. Nethercot and Michelle L. Nethercot, a married couple, Grantee(s), the receipt and sufficiency of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the Grantee(s), and unto their heirs and assigns forever, the following lands lying in the County of Craighead and the State of Arkansas to-wit:

Lot 19 of The Villas at Sage, Jonesboro, Arkansas, as shown by plat recorded in Plat Cabinet "C" page 176, subject to Declaration of Covenants and Restrictions recorded in Deed Record 533 page 324 and Agreement For Renewal, Extension and Modification of Declaration of Covenants and Restrictions and of the By-Laws of Sage Meadows recorded as Document No. JB2010R-005151, and By-Laws recorded in Document No. JB2012R-012344 at Jonesboro, Arkansas, and subject 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: 23-083015-300

Grantee: MARK A. NETHERCOT AND MICHELLE L. NETHERCOT
Mailing Address: 1028 VILLA DR
JONESBORO AR 724058154

Grantor: PHILLIP KING AND MARY JANE KING
Mailing Address: 15009 WOODRUFF LN
TRUMANN AR 724729093

Property Purchase Price: \$465,000.00
Tax Amount: \$1,534.50
County: CRAIGHEAD
Date Issued: 07/06/2023
Stamp ID: 1675507712

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): [Signature] Date: 7-6-23

Address: 1028 Villa Dr.

City/State/Zip: Jonesboro, AR 72405