

This Instrument Prepared by:
ROGER U. COLBERT, P.A.
P.O. Box 638
Paragould, Arkansas 72451-0638
Telephone: 870-236-1500

WARRANTY DEED

This indenture made this 18 day of January, 2022, by and between Dortch Properties, LLC, an Arkansas limited liability company, GRANTOR, and Joshua Byard and Raven Byard, husband and wife, GRANTEES, WITNESSETH:

That for and in consideration of the sum of ONE DOLLAR, cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, grantor does, by these presents, grant, bargain, sell, transfer and convey unto the said grantees and unto their heirs and assigns forever, the following described lands in the Western District of Craighead County, Arkansas, to wit:

Lot 17 in Block "C" of Rankin's Oak Forest Fifth Addition, Revised, as shown by Plat in Plat Cabinet "A" Page 30 subject to Bill of Assurance in Deed Record 252 Page 340 at Jonesboro, Arkansas, and to easements as shown by recorded Plat.

TO HAVE AND TO HOLD said lands unto the said grantees and unto their heirs and assigns forever, together with all and singular the appurtenances thereunto belonging.

And the grantor hereby covenants to and with the grantees and unto their heirs and assigns that it will forever WARRANT AND DEFEND the title to said lands as against all lawful claims whatsoever.

IN WITNESS WHEREOF, the grantor has caused this warranty deed to be executed on the date set forth above.

DORTCH PROPERTIES, LLC
By: [Signature]
Mike Dortch, Member

ACKNOWLEDGMENT

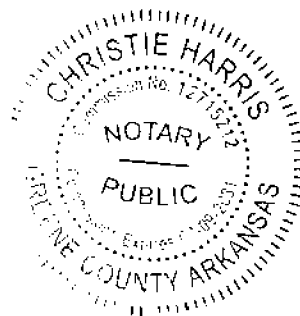
STATE OF ARKANSAS
COUNTY OF Greene

On this 18 day of January, 2022, before me, a Notary Public, or before any officer within this State or without the State now qualified under existing law to take acknowledgments, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Mike Dortch, being the person authorized by Dortch Properties, LLC, an Arkansas limited liability company, to execute such deed, stating his capacity in that behalf, to me personally well known, or satisfactorily proven to be such person, who stated that he was the sole Member of Dortch Properties, LLC, and was duly authorized in said capacity to execute the foregoing deed for and in the name and behalf of said entity and further stated and acknowledged that he had so signed, executed, and delivered said foregoing instrument for the consideration, uses, and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal.

Christie Harris
Notary Public

My Commission Expires:
07-09-2031
(SEAL)





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: 20211353031

Grantee: JOSHUA BYARD AND RAVEN BYARD, HUSBAND AND WIFE
Mailing Address: 2504 RANKIN DRIVE
JONESBORO AR 724040000

Grantor: DORTCH PROPERTIES, LLC, AN ARKANSAS LIMITED LIABILITY
Mailing Address: COMPANY
2208 MORNINGSIDE DRIVE
JONEBORO AR 724040000

Property Purchase Price: \$340,000.00
Tax Amount: \$1,122.00

County: CRAIGHEAD
Date Issued: 01/18/2022
Stamp ID: 1990846464

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): Joshua and Raven Byard

Grantee or Agent Name (signature): Christie Martin Date: 1/18/22

Address: 2504 Rankin Dr.

City/State/Zip: Jonesboro, AR 72404