2024R-009308

JONESBORO DISTRICT CRAIGHEAD COUNTY, ARKANSAS DAVID VAUGHN, CLERK & RECORDER 05/23/2024 12:36:47 PM

FEE: 25.00 PAGES: 3 JENNIFER MORENO

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

arranty Deed

(Single Person)

KNOW ALL MEN BY THESE PRESENTS:

That I, Cheryl J. Counce, a single person, widow of C.E. Counce, deceased, Grantor, for and in consideration of the sum of \$150,000.00, and other good and valuable considerations to me in hand paid by the Grantee the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto Koehn Contracting L.L.C., Grantee, and unto its successors and assigns forever, the following described land situated in the County of Craighead, State of Arkansas, to-wit:

The North Half of the South Half of the West Half of the Southwest Quarter of the Northwest Quarter of Section 2, Township 13 North, Range 4 East, containing 5 acres, more or less, subject to Public Road along the West side thereof.

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

NOTE: C.E. Counce died December 18, 2023.

To have and to hold the same unto the said Grantee and unto its successors and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

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

WITNESS my hand and seal on this day of __

"OFFICIAL SEAL" MARY GROSECRANS Notary Public, State of Illinois My Commission Expires 04/28/2027

Warranty Deed - Single

41112104:XT Craighead County, A

Page 1 of 3

ACKNOWLEDGMENT
STATE OF Ilinois COUNTY OF Tazewell
Be it remembered, that on this day came before me the undersigned, a Notary Public duly commissioned qualified and acting, within and for said County and State, in person the within named Cheryl J. Counce, a single person, widow of C.E. Counce, deceased, to me personally well known to be the person whose name is subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.
In testimony whereof I have hereunto set my hand and official seal this day of your your day of Y May O Doeran
My Commission Expires: "OFFICIAL SEAL" MARY G ROSECRANS Notary Public, State of Illinois My Commission Expires 04/28/2027
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.
Koehn Contracting L.L.C.
Mailing Address: 1533 CR 604, Jonesloors 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: 24-1798

Grantee:

Mailing Address:

KOEHN

KOEH CONTRACTING L.L.C. 1533 COUNTY ROAD 604 JONESBORO AR 724048120

Grantor:

Mailing Address:

CHERYL J. COUNCE 104 COBBLESTONE LN

EAST PEORIA IL 616113401

Property Purchase Price:

Tax Amount:

\$150,000.00

\$495.00

County:

Date Issued:

Stamp ID:

CRAIGHEAD

05/23/2024

8878080

certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Address: 1533 COUNTY ROAD 604

City/State/Zip: JONESBORO AR 724048120

Craighead County, AR

Document # 2024R-009308

Page 3 of 3