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2020R-017543

FILED

JONESBORO DISTRICT

CRAIGHEAD COUNTY, ARKANSAS

CANDACE EDWARDS, CLERK & RECORDER

08/05/2020 11:18:16 AM

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PAGES: 3

JAMES MARCONI

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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT **Arkansas Elite Capital Management LLC**, for and in consideration of the sum of **\$201,000.00**, and other good and valuable considerations to the company in hand paid by the **Grantee** herein, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto **Ashley Tallant, a single person**, and unto **her heirs** and assigns forever, the following described land situated in the County of **Craighead**, State of **Arkansas**, to-wit:

Lot 2 of the Replat of Sirois 2nd Addition to the City of Jonesboro, Arkansas, as shown by Plat recorded in Deed Record 179 page 43 at Jonesboro, Arkansas, subject to Bill of Assurance in Deed Record 310 page 31 and to easements as shown on recorded plat. **LESS AND EXCEPT ARKANSAS STATE HIGHWAY #1 RIGHT OF WAY.**

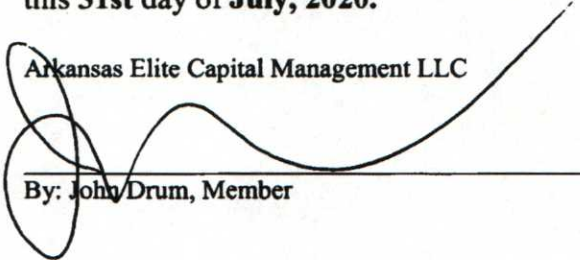
Subject to assessments, building lines, easements, mineral reservations and/or conveyances, restrictions, and any other matters of record or fact.

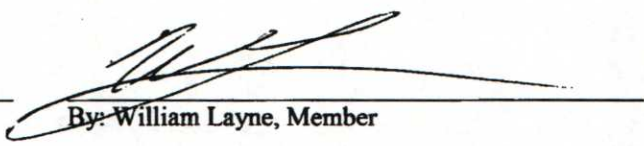
TO HAVE AND TO HOLD the same unto the said **Grantee** and unto **her heirs** and assigns forever, with all appurtenances thereunto belonging.

And, **Arkansas Elite Capital Management LLC**, hereby covenants with said **Grantee** that it will forever warrant and defend the title to the said lands against all claims whatsoever.

IN TESTIMONY WHEREOF, the name of the **grantor** is hereunto fixed by its member this **31st day of July, 2020.**

Arkansas Elite Capital Management LLC


By: John Drum, Member


By: William Layne, Member



ACKNOWLEDGMENT

STATE OF Arkansas
COUNTY OF Craighead

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 within named **John Drum and William Layne**, to me personally well known, who stated they are the Members of **Arkansas Elite Capital Management LLC** and are duly authorized in their capacity to execute the foregoing instrument for and in the name and behalf of said company, and further stated and acknowledged that **he/she/they** had 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 this **31st** day of **July, 2020**.

Sanda Greene

Sanda Greene, Notary Public

My Commission Expires:
August 20, 2020



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.

Ashley Tallant

Ashley Tallant

Mailing Address: **911 E. Parker Rd, Jonesboro, AR 72404**

Ashley Tallant
673 CR 338
Jonesboro AR 72401



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: 20-1754

Grantee: ASHLEY TALLANT
Mailing Address: 673 CR 338
JONESBORO AR 724010000

Grantor: ARKANSAS ELITE CAPITAL MANAGEMENT LLC
Mailing Address: PO BOX 1177
JONESBORO AR 724030000

Property Purchase Price: \$201,000.00
Tax Amount: \$663.30

County: CRAIGHEAD
Date Issued: 08/01/2020
Stamp ID: 898861056

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): Ashley Tallant

Grantee or Agent Name (signature): IT Date: 7-31-20

Address: 673 CR 338

City/State/Zip: Jonesboro AR 72401