JB2012R-010282 2
JB2012R-010282
ANN HUDSON
CRAIGHEAD COUNTY
RECORDED ON:
06/18/2012 08:50AM
BY Lisa Rookey ,D. C.

QUITCLAIM DEED
SINGLE PERSON

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JUANITA BRIDGER, a single person, GRANTOR, for and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00) and other good and valuable considerations in hand paid by SCOTT BRIDGER and MARGO BRIDGER, GRANTEES, the receipt of which is hereby acknowledged, do hereby grant, convey, sell and quitclaim an undivided interest to said GRANTEES, SCOTT BRIDGER and MARGO BRIDGER and unto THEIR heirs and assigns forever, in and to the following lands lying in Craighead County, Arkansas, to-wit:

Part of the NW ¼ of Section 12, and part of the NE ¼ of the NE ¼ of Section 11, both in Township 14 North, Range 4 East, to wit:

From the NW corner of Section 12, run W along the section line 80 ft. to a point; thence S 00° 18' W 34 ft. to the point of beginning proper; thence continue S 00° 18' W 266 ft. to a point; thence N 88° 32' E 180 ft. to a point; thence N 00° 18' E 260.6 ft. to a point on the S right-of-way line of U.S. Highway 49; thence N 88° 36' W 179.8 ft., the point of beginning proper.

To have and to hold the same unto the said GRANTEES, SCOTT BRIDGER and MARGO BRIDGER, and unto their heirs and assigns forever, with all appurtenances thereunto belonging.

WITNESS my hand and seal on this 15th day of June, 2012.

Juanita Bridger
JUANITA BRIDGER/GRANTOR

"I certify under penalty of false swearing that
no documentary stamps are required for this instrument."

By Scott Bridger + Margo Bridger
Grantee/Grantee's Agent

Address: 5715 E. Johnson
Jonesboro, AR 72401

STATE OF ARKANSAS)
) **ACKNOWLEDGMENT**
COUNTY OF CRAIGHEAD)

On this day, personally appeared before the undersigned, a Notary Public, within and for the County and State aforesaid, duly qualified, commissioned, and acting, JUANITA BRIDGER, to me well known as the GRANTOR in the foregoing Deed, and stated that he had executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and official seal this 15th day of June, 2012.

Charles C Walker
Notary Public

My Commission Expires:
8-22-16
(SEAL)

OFFICIAL SEAL - NO. 12350001
CHARLES C. WALKER
NOTARY PUBLIC-ARKANSAS
CRAIGHEAD COUNTY
MY COMMISSION EXPIRES: 08-22-16

Type of Instrument: Warranty Deed
Grantors: Mary Ann Bohne, a married person, William Ray Bridger, an unmarried person, and Scott Wayne Bridger, a married person
Grantee: MWS Bridger, LLC

This Instrument Prepared By:
Waddell, Cole & Jones, PLLC
Attorneys at Law
P.O. Box 1700
Jonesboro, AR 72403

2019R-001764
FILED
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
CANDACE EDWARDS, CLERK & RECORDER
01/30/2019 03:03:58 PM
FEE: 40.00
PAGES: 6
JAMIE HUNNICUTT

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS:

THAT we, Mary Ann Bohne, a married person, Scott Wayne Bridger, a married person, and William Ray Bridger, an unmarried person, Grantors, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration in hand paid by MWS Bridger, LLC, an Arkansas limited liability company, Grantee, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said Grantee, and unto Grantee's successors and assigns forever, the following described lands lying in Craighead County, Arkansas, to-wit:

[SEE EXHIBIT A]

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

And Grantors hereby covenant with said Grantee that we will forever warrant and defend the title to the said lands against all lawful claims whatever.

And Grantors, for the consideration aforesaid, do hereby separately release and relinquish unto the said Grantee all their rights of dower, curtesy and homestead in and to the said lands.

And Richard N. Bohne, spouse of Grantor Mary Ann Bohne and Stephana Margo Bridger, spouse of Grantor Scott Wayne Bridger, for and in consideration of the said sum of money, do hereby separately release and relinquish unto the said Grantee, and unto Grantee's successors and assigns forever, all of my right and possibility of curtesy, dower and homestead in and to the said lands.

WITNESS our hands and seals on this 24 day of January, 2019.

8 0 0 5 9 1 7 4
Tx:40037843

Mary Ann Bohne

Richard N. Bohne, spouse of Mary Ann Bohne

ACKNOWLEDGMENT

STATE OF TN
COUNTY OF Shelby

BE IT REMEMBERED, that on this day personally appeared before me the undersigned, a Notary Public, within and for the County and State aforesaid, duly qualified, commissioned and acting, Mary Ann Bohne, to me well known, and who subscribed to the foregoing instrument and stated and acknowledged that she had signed, executed, and delivered the foregoing instrument for the consideration, uses, and purposes therein mentioned and set forth and relinquished her respective rights of dower, curtesy, and homestead, if any, in the subject property set forth in the foregoing instrument.

WITNESS my hand and seal on this 24 day of January, 2019.

Notary Public

My Commission Expires:
7/31/2022.

DENISE L MUELLER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

ACKNOWLEDGMENT

STATE OF TN
COUNTY OF SHELBY

BE IT REMEMBERED, that on this day personally appeared before me the undersigned, a Notary Public, within and for the County and State aforesaid, duly qualified, commissioned and acting, Richard N. Bohne, to me well known, and who subscribed to the foregoing instrument and stated and acknowledged that he had signed, executed, and delivered the foregoing instrument for the consideration, uses, and purposes therein mentioned and set forth and relinquished his respective rights of dower, curtesy, and homestead, if any, in the subject property set forth in the foregoing instrument.

WITNESS my hand and seal on this 23 day of January, 2019.

Notary Public

My Commission Expires:
8-29-2020.

ROSE GAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES AUGUST 29, 2020

Scott Wayne Bridger

Scott Wayne Bridger

Stephana Margo Bridger

Stephana Margo Bridger, spouse of Scott Wayne Bridger

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF CRAIGHEAD

BE IT REMEMBERED, that on this day personally appeared before me the undersigned, a Notary Public, within and for the County and State aforesaid, duly qualified, commissioned and acting, Scott Wayne Bridger and Stephana Margo Bridger, husband and wife, to me well known, and who subscribed to the foregoing instrument and stated and acknowledged that they had signed, executed, and delivered the foregoing instrument for the consideration, uses, and purposes therein mentioned and set forth and relinquished their respective rights of dower, curtesy, and homestead, if any, in the subject property set forth in the foregoing instrument.

WITNESS my hand and seal on this 21st day of January, 2019.

Notary Public

My Commission Expires:
5.24.2022.

CHRISTINA N HUFFMAN
Comm. Exp. May 24, 2022
NOTARY PUBLIC
Comm.# 12388360
CRAIGHEAD COUNTY, ARKANSAS

William Ray Bridger

William Ray Bridger

ACKNOWLEDGMENT

STATE OF GEORGIA

COUNTY OF GWINNETT

BE IT REMEMBERED, That on this day came before me, the undersigned, a Notary Public within and for the County aforesaid, duly qualified, commissioned and acting, William Ray Bridger, to me well known as the Grantor in the foregoing Warranty Deed, and stated that he had executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public this 22 day of JANUARY 2019.

Gail Parish

Notary Public

My Commission Expires:
9-5-2020

F:\USERS\RSJ\Bridger - Juanita PDA\MWS Bridger, LLC\Warranty Deed to LLC (sep sig pages).wpd

EXHIBIT A

The following described lands lying in Craighead County, Arkansas, to-wit:

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW 1/4 NW 1/4) OF SECTION 12, TOWNSHIP 14 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN IN JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW 1/4 NW 1/4) OF SAID SECTION 12, THENCE S00°18'00"W 38.00 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12 TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF EAST JOHNSON AVENUE (US HIGHWAY 49), THENCE S88°36'00"E 44.33 FEET ALONG SAID RIGHT OF WAY TO A POINT, THENCE N87°40'00"E 55.69 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

CONTINUE THENCE N 87°40'00"E 527.41 FEET ALONG SAID RIGHT OF WAY TO A POINT, THENCE S00°34'00"E 365.60 FEET TO A POINT, THENCE S88°07'00"W 532.78 FEET TO A POINT, THENCE N00°18'00"E 361.74 FEET TO THE POINT OF BEGINNING, CONTAINING SOME 4.432 ACRES, MORE OR LESS.

ARKANSAS DEPARTMENT OF FINANCE AND ADMINISTRATION

Real Property Transfer Tax Affidavit of Compliance Form

Grantee (Purchaser) Name			Grantor (Seller) Name		
Mary Ann Bohne, William Ray Bridger, Scott Wayne Bridger			MWS Bridger, LLC		
Address			Address		
5715 E. Johnson			5715 E. Johnson		
City	State	Zip Code	City	State	Zip Code
Jonesboro	AR	72401	Jonesboro	AR	72401

Date of real property transfer (as reflected on the transfer instrument): 1/24/19

Name of the county where the property is located: Craighead County

Amount of the full consideration for the transaction: $10.00

Please select the appropriate exemption below:

- ○ A transfer to or from the United States, the State of Arkansas, or any of the instrumentalities, agencies, or political subdivisions of the United States or the State of Arkansas.
- ○ Any instrument or writing given solely to secure a debt.
- ○ Any instrument solely for the purpose of correcting or replacing an instrument that has been previously recorded with full payment of the tax having been paid at the time of the previous recordation.
- ○ An instrument conveying land sold for delinquent taxes.
- ○ An instrument conveying leasehold interest in land only.
- ○ An instrument, including a timber deed, that conveys or grants the right to remove timber from land if the instrument grants or conveys the right to remove timber for a period of not to exceed twenty-four (24) months.
- ○ An instrument given by one (1) party in a divorce action to other party to the divorce action as a division of marital property whether by agreement or order of the court.
- ○ An instrument given in any judicial proceeding to enforce any security interest in real estate when the instrument transfers the property to the same person who is seeking to enforce the security interest.
- ○ An instrument given to a secured party in lieu of or to avoid a judicial proceeding to enforce a security interest in real estate.
- ○ An instrument conveying a home financed by the Federal Housing Administration, the United States Department of Veterans Affairs, or the United States Department of Agriculture Rural Development, if the sale price of the home is sixty thousand dollars ($60,000) or less and the seller files with the county recorder of deeds a sworn statement by the buyer stating that neither the buyer nor the spouse of the buyer has owned a home within three (3) years of the date of closing and also stating the sale price of the home.
- ○ An instrument conveying land between corporations, partnerships, limited liability companies, or other business entities or between a business entity and its shareholder, partner or member incident to the organization, reorganization, merger,consolidation, capitalization, asset distribution, or liquidation of a corporation, partnership, limited liability company, or other business entity.
- ○ A beneficiary deed under ACA 18-12-608.
- ◉ Consideration of $100 or less
- ○ Other (Explain): _____

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.

Scott Bridger	Scott Bridger	1/24/19
(Print Name)	(Signature of Requestor)	(Date)

Real Property Tax Affidavit of Compliance Form (R 10/08/13)