

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

## WARRANTY DEED

(CORPORATION)

KNOW ALL MEN BY THESE PRESENTS:

THAT **Bear Valley Church of Christ d/b/a Bear Valley Bible Institute of Denver**, by its designated officer, duly authorized by proper resolution of its Elders/Board, for and in consideration of the sum of \$21,000.00, and other good and valuable considerations in hand paid by the **Grantee** herein, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto **Wagner Enterprises & Investments LLC**, and unto **its successors** and assigns forever, the following described land situated in the County of Craighead, State of Arkansas, to-wit:

A part of the Southeast Quarter of the Southeast Quarter of Section 7, Township 14 North, Range 4 East, being more particularly described as follows: From the Southeast corner of the Southeast Quarter of the Southeast Quarter of said Section 7; thence South 89°34'30" West 427.00 feet along the South line of the Southeast Quarter of the Southeast Quarter of said Section 7 to a point; thence South 89°34'30" West 116.70 feet to a point; thence North 00°56'10" East 290.00 feet to the point of beginning; thence continue North 00°56'10" East 130.00 feet to a point; thence North 89°34'30" East 319.70 feet to a point; thence South 00°56'10" West 130.00 feet to a point; thence South 89°34'30" West 319.70 feet to the point of beginning proper, containing 0.954 acres, more or less.

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

NOTE: NO TITLE SEARCH WAS PERFORMED.

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

And **Bear Valley Church of Christ d/b/a Bear Valley Bible Institute of Denver**, a corporation, 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 designated officer this 27<sup>th</sup> day of April, 2022.

Bear Valley Church of Christ d/b/a Bear Valley Bible Institute of Denver

Dennis Petrillo

Dennis Petrillo, President/authorized signer


ACKNOWLEDGMENT

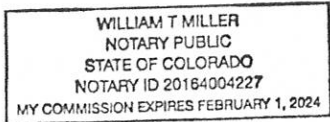
STATE OF Colorado  
COUNTY OF Denver

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 **Dennis Petrillo**, to me personally well known, who stated he is the President/authorized signer of **Bear Valley Church of Christ d/b/a Bear Valley Bible Institute of Denver**, and is duly authorized in his capacity to execute the foregoing instrument for and in the name and behalf of said Grantor, and further stated and acknowledged that he 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 27 day of April, 2022.

My Commission Expires:  
February 01, 2024

  
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Notary Public



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.

Buyer: Weston Wagner Address: 336 Natchez Dr.  
Jonesboro AR 72464