



JB2014R-009238 3

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ANN HUDSON

CRAIGHEAD COUNTY

RECORDED ON:

06/11/2014 04:06PM

BY Lisa Hartley, D. C.

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

Warranty Deed

(WITH RELINQUISHMENT OF DOWER & CURTESY)

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, **Josh Foster and Mandy Foster, husband and wife**, for and in consideration of the sum of **\$165,000.00**, and other good and valuable considerations to us in hand paid by the **Grantees** herein, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, and convey unto **Jonathan Russell and Sarah Russell, husband and wife, as tenants by the entirety**, and unto **their heirs** and assigns forever, the following lands lying in the County of **Craighead** and State of **Arkansas**, to wit:

Part of Lot or Block No. 21 of Knight's First Addition to the Town (now city) of Jonesboro, Arkansas. Beginning at the intersection of the North line of Elm Avenue with the East line of Union Street; thence Northwardly with the East line of Union Street 75 feet; thence Eastwardly parallel with the North line of Elm Avenue 190 feet to the West line of Main Street; thence Southwardly along the West line of Main Street 75 feet to the point of intersection with the North line of Elm Avenue; thence Westwardly along the said North line of Elm Avenue to the point of beginning.

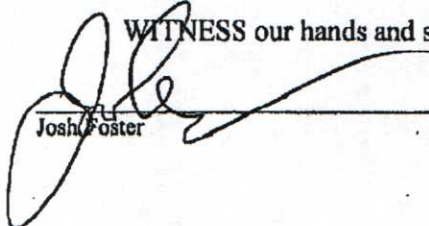
Subject to assessments, building lines, easements, mineral reservations and/or conveyances, restrictions, and any other matters of record or fact.

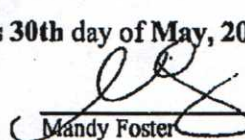
To have and to hold the same unto the said **Grantees** and unto **their heirs** and assigns forever, with all appurtenances hereunto belonging.

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

And we, **Josh Foster and Mandy Foster, husband and wife**, for and in consideration of the said sum of money, do hereby release and relinquish unto the said **Grantees** our rights of dower, curtesy, and possibility of Homestead in and to said lands.

WITNESS our hands and seals on this 30th day of May, 2014.


Josh Foster


Mandy Foster

Warrenty Deed, 2 Sellers


ACKNOWLEDGMENT

**STATE OF Arkansas
COUNTY OF Craighead**

BE IT REMEMBERED, that on this day came before me the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting, **Josh Foster and Mandy Foster, husband and wife**, to me well known as the grantors in the foregoing Deed, and stated that they had executed the same for the consideration and purpose therein mentioned and set forth.

And on the same day also voluntarily appeared before me each of the said grantors separately, and each grantor in the absence of such grantor's spouse declared that he or she had, of his or her own free will, executed said Deed and signed and sealed the relinquishment of dower, curtesy and homestead in the said Deed for the consideration and purposes therein contained and set forth, without compulsion or undue influence of such grantor's spouse.


WITNESS my hand and seal as such Notary Public on this **30th** day of **May, 2014**


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.


Jonathan Russell

Address: **1121 S Main St, 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: 201405020

Grantee: JONATHAN RUSSELL AND SARAH RUSSELL
Mailing Address: 1121 S. MAIN ST
JONESBORO AR 724010000

Grantor: JOSH FOSTER AND MANDY FOSTER
Mailing Address: 1121 S MAIN ST
JONESBORO AR 724010000

Property Purchase Price: \$165,000.00
Tax Amount: \$544.50

County: CRAIGHEAD
Date Issued: 06/10/2014
Stamp ID: 1299677184

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): Professional Title Services

Grantee or Agent Name (signature): [Signature] Date: 6/10/14

Address: 1121 S. Main St.

City/State/Zip: Jonesboro, Ar 72401