

# RAMIREZ OSCAR LEONEL

3103 FAIRVIEW  
JONESBORO, AR

|              |             |              |                  |              |                 |                     |                        |
|--------------|-------------|--------------|------------------|--------------|-----------------|---------------------|------------------------|
| <u>Basic</u> | <u>Land</u> | <u>Sales</u> | <u>Valuation</u> | <u>Taxes</u> | <u>Receipts</u> | <u>Improvements</u> | <u>Parcel Boundary</u> |
|--------------|-------------|--------------|------------------|--------------|-----------------|---------------------|------------------------|

## Basic Info

|                             |  |
|-----------------------------|--|
| Parcel Number:              | 01-144281-18500  |
| County Name:                | Craighead County   |
| Property Address:           | RAMIREZ OSCAR LEONEL<br>3103 FAIRVIEW<br>JONESBORO, AR<br><a href="#">Map This Address</a> |
| Mailing Address:            | RAMIREZ OSCAR LEONEL<br>2908 Planters Dr<br>JONESBORO AR 72404-9310                        |
| Collector's Mailing Address | RAMIREZ OSCAR LEONEL<br>2908 Planters Dr<br>JONESBORO, AR 72404-9310                       |
| Total Acres:                | 0.00   |
| Timber Acres:               | 0.00   |
| Sec-Twp-Rng:                | 28-14-04   |
| Lot/Block:                  | 10/C   |
| Subdivision:                | FAIRVIEW ACRES   |
| Legal Description:          | FAIRVIEW ACRES JBORO CITY  |
| School District:            | J JB JONESBORO CITY  |
| Improvement Districts:      | DRAINAGE DISTRICT 20   |
| Homestead Parcel?:          | No   |
| Tax Status:                 | Taxable  |
| Over 65?:                   | No   |

# Property Detail

## Craighead County Personal Property & Real Estate Tax Records

| Property Information |  |
|----------------------|--|
| Parcel #:            | 01-144281-18500  |
| Tax Year/<br>Book:   | 2020<br>Current  |
| Legal:               | FAIRVIEW ACRES JBORO CITY  |
| Property Type:       | Real Estate  |
| Owner:               | SAVING GRACE RENTALS LLC   |
| Tax Payer:           | <b>Saving Grace Rentals Llc</b><br>PO Box 2484<br>Jonesboro, AR 72402-2484 |
| Site Address:        | 3103 FAIRVIEW  |
| Subdivision:         | FAIRVIEW ACRES   |
| Lot Block:           | 10 C   |
| S-T-R:               | 28-14-04   |
| Acres:               | 0  |
| Tax Status:          | Non-Exempt   |
| Total Mandatory:     | \$453.33   |
| Tax Paid:            | -\$453.33  |
| Balance:             | \$0.00   |

| 2020 Tax Information |                      |          |            |                |          |           |         |
|----------------------|----------------------|----------|------------|----------------|----------|-----------|---------|
| Tax Type             | Tax Description      | District | Exempt     | Assessed Value | Tax Owed | Tax Paid  | Balance |
| AV                   | Ad Valorem           | J JB     | Non-Exempt | \$10,740.00    | \$453.23 | -\$453.23 | \$0.00  |
| ID                   | Improvement District | 20       | Non-Exempt | \$0.10         | \$0.10   | -\$0.10   | \$0.00  |

**Receipts**

| Receipt #    | Book    | Tax Year | ReceiptDate | Cash Amt | Check Amt  | Credit Amt | Total             |
|--------------|---------|----------|-------------|----------|------------|------------|-------------------|
| <u>18113</u> | Current | 2020     | 5/26/2021   | \$0.00   | \$453.33   | \$0.00     | <b>\$453.33</b>   |
| <u>24003</u> | Current | 2019     | 9/14/2020   | \$0.00   | \$453.33   | \$0.00     | <b>\$453.33</b>   |
| <u>31698</u> | Current | 2018     | 10/8/2019   | \$0.00   | \$7,380.15 | \$0.00     | <b>\$7,380.15</b> |
| <u>31750</u> | Current | 2017     | 10/10/2018  | \$0.00   | \$7,416.60 | \$0.00     | <b>\$7,416.60</b> |
| <u>30870</u> | Current | 2016     | 10/11/2017  | \$0.00   | \$7,164.49 | \$0.00     | <b>\$7,164.49</b> |

**Historical Receipts**

| Receipt #    | Tax Year | Date Paid  | Tax Owed | Tax Paid | Balance |
|--------------|----------|------------|----------|----------|---------|
| <u>56593</u> | 2015     | 10/12/2016 | \$433.51 | \$433.51 | \$0.00  |
| <u>49657</u> | 2014     | 10/7/2015  | \$433.51 | \$433.51 | \$0.00  |
| <u>48904</u> | 2013     | 10/7/2014  | \$433.51 | \$433.51 | \$0.00  |
| <u>44873</u> | 2012     | 10/4/2013  | \$433.51 | \$433.51 | \$0.00  |
| <u>50925</u> | 2011     | 10/9/2012  | \$532.66 | \$532.66 | \$0.00  |

NX

2021R-012588

FILED

JONESBORO DISTRICT

CRAIGHEAD COUNTY, ARKANSAS

CANDACE EDWARDS, CLERK & RECORDER

05/25/2021 12:58:58 PM

FFF 05 00

PAGES: 3

LIZ TROUTMAN

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

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT **Saving Grace Rentals, LLC**, for and in consideration of the sum of **\$25,000.00**, 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 **Oscar Ramirez, a married person**, and unto **his heirs** and assigns forever, the following described land situated in the County of **Craighead**, State of Arkansas, to-wit:

Lot 10 in Block "C" of Fairview Acres Subdivision to the City of Jonesboro, Arkansas, as shown by plat of record in Deed Record 123 page 126, and subject to easements as shown on recorded plat.

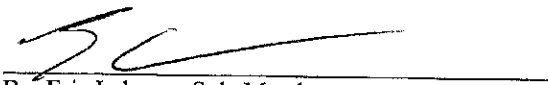
Subject to assessments, building lines, easements, mineral reservations and/or conveyances, restrictions, and any other matters of record or fact.

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

And, **Saving Grace Rentals, LLC**, hereby covenants with said **Grantee** that it will forever warrant and defend the title to the said lands against all claims whatsoever.

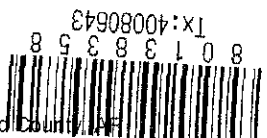
IN TESTIMONY WHEREOF, the name of the **grantor** is hereunto fixed by its member this **24th** day of **May, 2021**.

Saving Grace Rentals, LLC



By: Eric Lehman, Sole Member

Limited Liability Warranty Deed



**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 **Eric Lehman**, to me personally well known, who stated he is the Sole Member of **Saving Grace Rentals, LLC** and is duly authorized in his 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 **24th** day of **May, 2021**.

Sanda Greene  
Sanda Greene, Notary Public

My Commission Expires:  
**August 20, 2030**



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.

Oscar Ramirez  
Oscar Ramirez

Mailing Address: 2908 Planters Dr  
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: 21-1850

**Grantee:** OSCAR RAMIREZ  
**Mailing Address:** 2908 PLANTERS DR  
JONESBORO AR 724010000

**Grantor:** SAVING GRACE RENTALS, LLC  
**Mailing Address:** 2908 PLANTERS DR  
JONESBORO AR 724010000

**Property Purchase Price:** \$25,000.00  
**Tax Amount:** \$82.50  
**County:** CRAIGHEAD  
**Date Issued:** 05/25/2021  
**Stamp ID:** 587311104

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): Oscar Ramirez

Grantee or Agent Name (signature): " Date: 05-25-2021

Address: 2908 Planters Dr

City/State/Zip: Jonesboro AR 72401

2020R-020607

FILED

JONESBORO DISTRICT

CRAIGHEAD COUNTY, ARKANSAS

CANDACE EDWARDS, CLERK & RECORDER

09/09/2020 08:41:48 AM

FFF- 25 00

PAGES: 3

TRAMAIN MCDONALD

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

# Warranty Deed

(Single Person)

KNOW ALL MEN BY THESE PRESENTS:

That I, **Lois Staggs, Trustee of the Lois Staggs Revocable Trust dated February 26, 2008**, for and in consideration of the sum of **\$10,000.00**, 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 **Saving Grace Rentals, LLC**, and unto its successors and assigns forever, the following described land situated in the County of **Craighead**, State of **Arkansas**, to-wit:

Lot 10 in Block "C" of Fairview Acres Subdivision to the City of Jonesboro, Arkansas, as shown by plat of record in Deed Record 123 page 126, and subject to easements as shown on recorded plat.

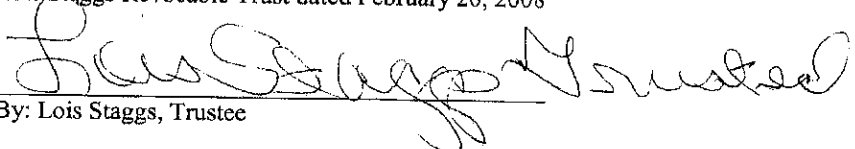
Subject to assessments, building lines, easements, mineral reservations and/or conveyances, restrictions, and any other matters of record or fact.

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

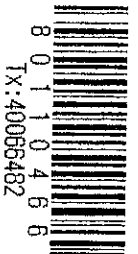
And I hereby covenant with said **Grantee**, that I will forever warrant and defend the title to the said lands against all claims whatsoever.

WITNESS my hand and seal on this **3rd** day of **September, 2020**.

Lois Staggs Revocable Trust dated February 26, 2008

  
By: Lois Staggs, Trustee

Warranty Deed - Single



**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 the within named **Lois Staggs, Trustee of the Lois Staggs Revocable Trust dated February 26, 2008**, to me personally well known to be the person whose name is subscribed to the within instrument and acknowledged that **she** executed the same for the purposes therein contained.

In testimony whereof I have hereunto set my hand and official seal this **3rd** day of **September, 2020**.



*Sanda Greene*  
Sanda Greene, Notary Public

My Commission Expires:  
**August 20, 2030**

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.

*[Signature]*  
Saving Grace Rentals, LLC

Mailing Address: **P O BOX 2484, Jonesboro, AR 72402-2484**





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: 20-2830

Grantee: SAVING GRACE RENTALS, LLC  
Mailing Address: PO BOX 2484  
JONESBORO AR 724020000

Grantor: LOIS STAGGS  
Mailing Address: 3411 BOLT BLVD  
JONESBORO AR 724050000

Property Purchase Price: \$10,000.00  
Tax Amount: \$33.00

County: CRAIGHEAD  
Date Issued: 09/04/2020  
Stamp ID: 180766720

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): Saving Grace Rentals, LLC

Grantee or Agent Name (signature): Nix Title as agent Date: 9/4/2020

Address: P.O. Box 2484

City/State/Zip: Jonesboro, AR 72402

This Deed Prepared By:  
 Grant C. DeProw  
 Lilly & DeProw, PLC  
 1901 E. Nettleton Ave.  
 Jonesboro, Arkansas 72401  
 (870) 935-2400

(Space Above Reserved for Recording Information)

**WARRANTY DEED**

THIS DEED, made on the 26 day of Feb., 2008, by and between **LOIS STAGGS, A Single Person, GRANTOR, and LOIS STAGGS, Trustee of the LOIS STAGGS REVOCABLE TRUST dated February 26, 2008, GRANTEE;**

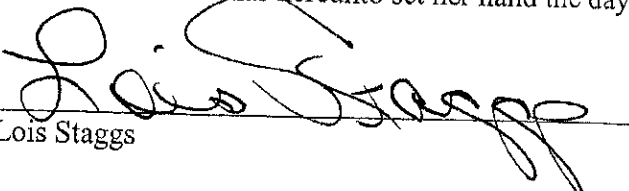
WITNESSETH: That the said GRANTOR, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does by these presents, GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said GRANTEE, its successors and assigns, the following described lots, tracts, or parcels of land, lying, being, and situated in the Western District of the County of Craighead, State of Arkansas, to-wit:

Lot 10 in Block "C" of Fairview Acres Subdivision in the City of Jonesboro, Arkansas, as shown by a Plat of record in Book 123 at Page 126, subject to Bill of Assurance of record in Book 149 at page 98, and easements shown on recorded plat.

More commonly known as: 3103 Fairview, Jonesboro, Arkansas 72401

TO HAVE AND TO HOLD the premises aforesaid, with all and singular rights, privileges, tenements, appurtenances, and hereditaments thereto belonging or in anywise appertaining unto the said GRANTEE, and unto its successors and assigns, FOREVER, the said GRANTOR hereby covenanting that she is lawfully seized of an indefeasible Estate in Fee in the premises herein conveyed; that she has good right to convey the same; that the said premises are free and clear of any encumbrance done or suffered by her or those under whom she claims; and that she will WARRANT AND DEFEND the title to the said premises unto the said GRANTEE, and unto its successors and assigns, FOREVER, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set her hand the day and year first above written.

  
 Lois Staggs

I certify under penalty of false swearing that at least the correct amount of documentary transfer stamps have been placed on this instrument. **NO STAMPS REQUIRED.**

Grantee-Agent: Lois Staggs, Trustee

Grantees' Address: 3411 Bolt, Jonesboro, Arkansas 72401

STATE OF ARKANSAS )  
 )SS  
COUNTY OF CRAIGHEAD )

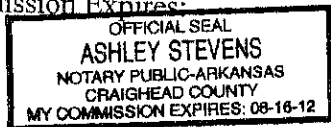
ACKNOWLEDGMENT

BE IT REMEMBERED, That on this day before the undersigned, a Notary Public, duly qualified and acting within and for the County aforesaid, personally appeared Lois Staggs, a Single Person, as the Grantor in the foregoing Deed and stated that she executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal on this 26<sup>th</sup> day of February, 2008.

Ashley Stevens  
Notary Public

My Commission Expires:



DEED BK 768 PG 423 - 424  
DATE 02/27/2008  
TIME 03:25:52 PM  
RECORDED IN  
OFFICIAL RECORDS OF  
CRAIGHEAD COUNTY  
ANN HUDSON  
CIRCUIT CLERK  
M. Williams, D.C.  
RECEIPT# 172767

This instrument prepared by:  
Three Rivers Title Services, Inc.  
Under the supervision of  
Anne Orsi Smith, Attorney-At-Law  
P.O. Box 383  
Des Arc, AR 72040  
File #05-11-039TLH  
HUD Case#: 031-292079

### Special Warranty Deed

**Know All Men by These Presents, That, Alphonso Jackson**, Secretary of Housing and Urban Development of Washington, D.C., acting by and through the Federal Commission, party of the first part, in consideration of the sum of **Ten Dollars (\$10.00)**, and other valuable considerations, the receipt of which is hereby acknowledged, does hereby grant, sell and convey unto **LOIS STAGGS**, a single person, party of the second part, the following described land located in the county of Craighead, State of Arkansas, to wit:

Lot 10 in Block "C" of Fairview Acres Subdivision in the City of Jonesboro, Arkansas, as shown by Plat of record in Book 123 at Page 126, subject to Bill of Assurance of record in Book 149 at page 98, and easements shown on recorded plat.

More commonly known as: 3103 Fairview, Jonesboro, Arkansas 72401

**SUBJECT TO ANY RIGHTS-OF-WAY, DEDICATIONS, EASEMENTS OR MINERAL RESERVATION OF RECORD.**

**THIS SPECIAL WARRANTY DEED IS NOT TO BE IN EFFECT UNTIL:** 11/21/05

**Being**, the same property acquired by the part of the first part pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et.seq.) and the Department of Housing and Urban Development Act,(42 U.S.C).

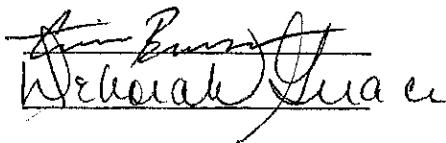
**To have and to hold** the same unto the said party of the second part, and the heirs and assigns of said party of the second part forever, together with all improvements thereon and all rights, privileges and appurtenances thereunto belonging.

**And said** Secretary of Housing and Urban Development does hereby covenant unto and with the said party of the second part, and the heirs and assigns of said party of the second part, that he will forever warrant and defend the title to said land as hereby conveyed against the lawful claims of all persons claiming by, through or under him, but against none other.

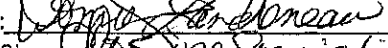
**Said conveyance** is made subject to all covenants, easements, restrictions, conditions, and rights appearing of record against the above described property; also subject to any state of fact which an accurate survey of said property would show.

**In witness whereof** the undersigned on this 17<sup>th</sup> day of NOVEMBER 2005 has set his/her hand and seal pursuant to redelegation of Authority dated July 18, 2005, Hud Docket No. FR-4837-D-57, published in 70F.R. 43171 (7/26/2005) for and on behalf of said Secretary of Housing and Urban Development.

Witnesses:



Secretary of Housing and Urban Development  
c/o Cityside Management Corporation

by:  (seal)  
title: Housing Specialist

State of Louisiana )  
County of Tangipahoa ) ss

This day personally appeared before me, the undersigned, a duly commissioned, qualified and acting Notary Public within and for said County and State, the within named ~~Donna Landkane~~ who is personally well known to me and known to me to be the duly appointed delegate, for and on behalf of the Secretary of Housing and Urban Development, and the person, who executed the foregoing instrument, by virtue of the above cited authority, and acknowledged that he/she signed, executed, and delivered the same on the day and year therein mentioned, as delegate, for and on behalf of Secretary of Housing and Urban Development, for the uses, purposes and considerations mentioned and set forth.

Witness my hand and notarial seal this 17<sup>th</sup> day of NOVEMBER - 2005

My Commission Expires: upon death

Howard L. Edwards  
Notary Public  
# 51557  
HOWARD L. EDWARDS

I hereby certify under penalty of  
falseswearing that at least the  
legally correct amount of documentary  
stamps have been placed on this instrument

Grantee  
Grantees  
Address

Chris Stapp  
1314 W. Madison St.  
Jonesboro, La 72401

DEED BOOK 711 PAGE 346 - 347  
DATE 11/21/2005  
TIME 12:24:11 PM  
RECORDED IN,  
OFFICIAL RECORDS OF  
CRAIGHEAD COUNTY  
ANN HUDSON  
CIRCUIT CLERK  
M. J. [Signature], D.C.  
RECEIPT# 142625

**RECORDING LEGEND**

PLEASE RECORD IN THE  
APPROPRIATE REAL ESTATE RECORDS

**GRANTOR**

Washington Mutual Bank, FA

**GRANTEE**

The Secretary of Housing and Urban  
Development, his/her successors and/or assigns

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That, Washington Mutual Bank, FA, a corporation organized under and by virtue of the laws of the State of Wisconsin ("Grantor"), by its Asst Vice President and its Att Asst Secretary, duly authorized by proper resolution of its Board of Directors, for the consideration of the sum of Ten Dollars (\$10.00), in hand paid by The Secretary of Housing and Urban Development, his/her successors and/or assigns ("Grantee"), c/o Cityside Management Corporation, 301 Market Street, Suite B, Hammond, LA 70401, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the said Grantee, and unto their successors and/or assigns forever, the following-described lands, situated in Craighead County, Arkansas, to wit:

Lot 10 in Block "C" of Fairview Acres Subdivision in the City of Jonesboro, Arkansas, as shown by Plat of record in Book 123 at Page 126, subject to Bill of Assurance of record in Book 149 at page 98, and easements shown on recorded plat.

More commonly known as: 3103 Fairview, Jonesboro, Arkansas 72401

Tax Parcel No.: 01-144281-18500

TO HAVE AND TO HOLD the same unto the said Grantee, and unto its successors and assigns, forever with all appurtenances thereunto belonging. And Washington Mutual Bank, FA hereby covenants with the said Grantee that it will forever warrant and defend the title to said lands against any and all claims and encumbrances done or suffered by it, but against none other.

IN TESTIMONY WHEREOF, the name of Washington Mutual Bank, FA is hereunto affixed by its Asst. Vice President and its Att Asst. Secretary, this 26 day of September, 2005.

Washington Mutual Bank, FA

By: *John G. Marita*  
JOHN G. MARITA  
Title: ASST VICE PRESIDENT

ATTEST:

By: *Dean*  
DEAN LAROCHA  
Title: ATT ASST SECRETARY

ACKNOWLEDGMENT

STATE OF WISCONSIN

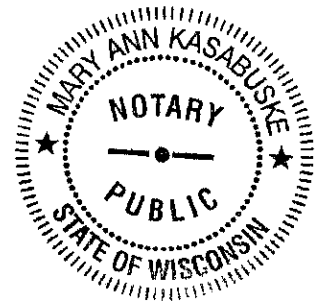
COUNTY OF MILWAUKEE

Before me, the undersigned notary public of the state and county aforesaid, personally appeared *John Marita* and *Dean Larocha*, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such persons to be the president (or other such officers authorized to execute the instrument) of Washington Mutual Bank, FA, the within-named bargainer, a corporation, and that such officers executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Wisconsin this 26 day of September, 2005.

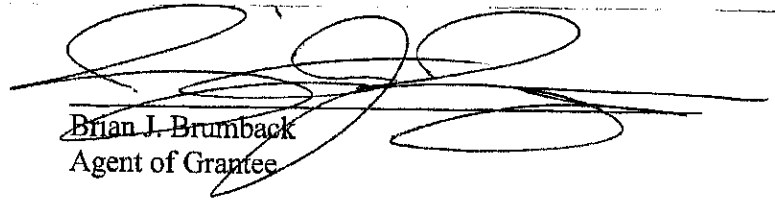
*Mary Ann Kasabuske*  
Notary Public MARY ANN KASABUSKE

My Commission Expires: 10/22/06



**CERTIFICATE OF COMPLIANCE**

I certify under penalty of false swearing that this deed is exempt from the requirement of purchase of documentary stamps pursuant to Ark. Code Ann. §26-60-102.

  
Brian J. Brumback  
Agent of Grantee


Grantee's Address:

Secretary of Housing and Urban Development  
c/o Cityside Management Corporation  
301 Market Street, Suite B  
Hammond, LA 70401

Tax Parcel No. 01-144281-18500

Loan No. xxxxxx6405  
FHA No. 031-2920790  
DEEDSpecialWarrantyHUDAR\_jwinkler\_050606\_942

This Instrument Prepared By:  
*Robert M. Wilson, Jr.*  
**WILSON & ASSOCIATES, P.L.L.C.**  
1521 Merrill Drive, Suite D-220  
Little Rock, Arkansas 72211  
(501) 219-9388

DEED BOOK 707 PAGE 624 - 626  
DATE 09/30/2005  
TIME 11:16:40 AM  
RECORDED IN,  
OFFICIAL RECORDS OF  
CRAIGHEAD COUNTY  
ANN HUDSON  
CIRCUIT CLERK  
, D.C.  
RECEIPT# 140744



**RECORDING LEGEND**

PLEASE RECORD IN THE  
APPROPRIATE REAL ESTATE RECORDS

**GRANTOR(s)**

Marshall Lynn Riley and Brenda Riley

**GRANTEE(s)**

Washington Mutual Bank, FA

**MORTGAGEE'S DEED**

WHEREAS, on March 1, 2002, Marshall Lynn Riley, and Brenda Riley executed and delivered to MidSouth Bank D/B/A Midsouth Bank Mortgage a mortgage, recorded March 6, 2002, at Book 900, Page 19 in the real estate records of Craighead County, Arkansas, whereby, for the purpose of securing the payment of certain indebtedness set out in said mortgage, they did grant, sell, and convey to the said mortgagee the following-described property, situated, lying, and being in the County of Craighead, State of Arkansas:

Lot 10 in Block "C" of Fairview Acres Subdivision in the City of Jonesboro, Arkansas, as shown by Plat of record in Book 123 at Page 126, subject to Bill of Assurance of record in Book 149 at page 98, and easements shown on recorded plat.

Commonly known as: 3103 Fairview Drive, Jonesboro, Arkansas 72401-6317

AND, WHEREAS, default has been made in the payment of said indebtedness and Washington Mutual Bank, FA, as holder of said indebtedness, has since said default elected to sell said property in accordance with the provisions of Ark. Code Ann. §18-50-101, *et seq.*, as amended (the "Act") for the purpose of paying said indebtedness;

AND, WHEREAS, Wilson & Associates, P.L.L.C. was appointed by Washington Mutual Bank, FA, pursuant to Act 983 of 1999 as its attorney-in-fact to sell said property pursuant to the Act;

AND, WHEREAS, notice of the time, place, and terms of such sale, as prescribed by the terms of the Act, was given by mailing of the requisite Mortgagee's Notice of Default and Intention to Sell within thirty (30) days of the recording of said Notice, said Notice being published in a local newspaper of general circulation in Craighead County four (4) times for four consecutive weeks, with the last publication being no more than seven (7) days prior to the sale, and by posting notice of such sale, pursuant to Act 983 of 1999, by a third-party posting provider, at the place in the courthouse for Craighead County, Arkansas where notices of judicial sales are customarily posted;

AND, WHEREAS, pursuant to the provisions of said Act, Washington Mutual Bank, FA, by its attorney-in-fact, Wilson & Associates, P.L.L.C., proceeded to sell said property at public auction, at the Craighead County Courthouse, on or about August 22, 2005 at 11:00 A.M.;

AND, WHEREAS, at the time and place aforesaid, such sale was conducted pursuant to Act 983 of 1999 by a third-party auctioneer and said property was sold to Washington Mutual Bank, FA for the price and sum of \$78,502.79, it being the best and highest bid.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that Washington Mutual Bank, FA, by its attorney-in-fact, Wilson & Associates, P.L.L.C., by virtue of the powers granted by the Act, and in consideration of the foregoing premises and of the sum of \$78,502.79, paid by the said Washington Mutual Bank, FA, the receipt whereof is hereby acknowledged (which said sum of money has been applied according to the directions of the Act), does GRANT, SELL, AND CONVEY unto the said Washington Mutual Bank, FA and its successors and assigns forever the following-described property, situated in the County of Craighead, State of Arkansas, to-wit:

Lot 10 in Block "C" of Fairview Acres Subdivision in the City of Jonesboro, Arkansas, as shown by Plat of record in Book 123 at Page 126, subject to Bill of Assurance of record in Book 149 at page 98, and easements shown on recorded plat.

Commonly known as: 3103 Fairview Drive, Jonesboro, Arkansas 72401-6317

Tax Parcel No.: 01-144281-18500

TO HAVE AND TO HOLD the said property, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said Washington Mutual Bank, FA, its successors, and assigns forever. And for and on behalf of the said Grantor(s) of said mortgage, and their heirs, executors, administrators, and assigns, the undersigned does hereby bind the said Marshall Lynn Riley, and Brenda Riley, their heirs, executors, administrators, and assigns to warrant and forever defend, all and singular, said premises, unto the said Washington Mutual Bank, FA, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED on this 20 day of Aug, 2005.

Washington Mutual Bank, FA, by its attorney-in-fact,  
Wilson & Associates, P.L.L.C.

By: Brian J. Brumbach  
Brian J. Brumbach 2002135  
Director

ACKNOWLEDGMENT

STATE OF ARKANSAS  
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Brian J. Brumback, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a Director (or other such officer authorized to execute the instrument) of Wilson & Associates, P.L.L.C., attorney-in-fact for Washington Mutual Bank, FA, and that such officer executed the foregoing instrument for the purposes therein contained by personally signing his name thereto.

Witness my hand and seal at office in Little Rock, Arkansas this 26 day of Aug, 2005.  
Lena M. Nagle  
Notary Public

My Commission Expires: Lena M. Nagle  
NOTARY PUBLIC  
Pulaski County, Arkansas  
My Commission Exp. 8-10-2011

CERTIFICATE OF COMPLIANCE

I certify under penalty of false swearing that the legally correct amount of documentary stamps have been placed on this instrument.

Brian J. Brumback  
Brian J. Brumback  
Agent of Grantee  
1521 Merrill Drive, Suite D-220  
Little Rock, AR 72211

Grantee's Address:  
Washington Mutual Home Loans, Inc.  
11200 West Parkland Avenue  
P.O. Box 1169  
Milwaukee, WI 53224  
ATTENTION: Jennifer Benske

Tax Parcel No. 01-144281-18500  
Loan No. xxxxxx6405  
FHA No. 031-2920790

This Instrument Prepared By:  
Robert M. Wilson, Jr.  
**WILSON & ASSOCIATES, P.L.L.C.**  
1521 Merrill Drive, Suite D-220  
Little Rock, Arkansas 72211  
(501) 219-9388

DEED BOOK 705 PAGE 224 - 226  
DATE 08/30/2005  
TIME 09:31:25 AM  
RECORDED IN  
OFFICIAL RECORDS OF  
CRAIGHEAD COUNTY  
ANN HUDSON  
CIRCUIT CLERK  
Maura Ham, D.C.  
RECEIPT# 139521



**LENDERS TITLE  
C O M P A N Y**

**Lenders Title Company**  
2307 E. Fowler Avenue 325  
Jonesboro, Arkansas 72401

22-31053J

22-31053J

Revenue Stamps = \$

**WARRANTY DEED**

We, Cecil W. French and Melva French

husband and wife, for and in consideration of the sum of Ten and 00/100\*\*\*\*\*

\*\*\*\*\* Dollars \$ (\$10.00)\*\*\*\*\* and

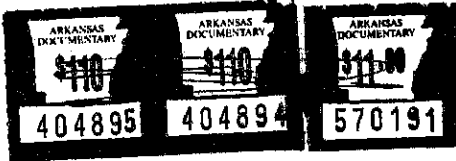
other valuable consideration to us in hand paid by Marshall Lynn Riley

\_\_\_\_\_, hereafter called Grantee \_\_\_\_\_, the receipt of which is hereby acknowledged,

do hereby grant, bargain, sell and convey unto Grantee \_\_\_\_\_, and unto his heirs and assigns forever,

the following lands in Craighead County, Arkansas:

Lot 10 in Block "C" of Fairview Acres Subdivision in the City of Jonesboro, Arkansas, as shown by Plat of record in Book 123 at page 126, subject to Bill of Assurance of record in Book 149 at page 98, and easements shown on recorded plat.



Subject to existing easements, building lines, restrictions and assessments of record, if any.

I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument. If none shown, exempt or no consideration paid

Grantee or Agent Marshall Lynn Riley *Marshall Lynn Riley*

Grantee's Address 3103 Fairview, Jonesboro, Arkansas 72401

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

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

And we, Cecil W. French and Melva French

for the consideration recited herein, do hereby release and relinquish unto the said Grantee \_\_\_\_\_ and unto

his heirs and assigns, all of our right of dower, curtesy and homestead in and to said lands.

WITNESS our hands and seals this 1st day of

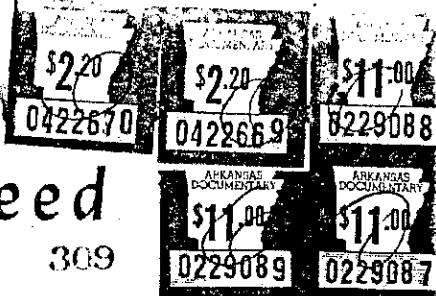
March, 20 02.

*Cecil W. French*  
Cecil W. French

*Melva French*  
Melva French



A



# Warranty Deed

Know All Men By These Presents:

309

THAT I, Ruby Norris, a married woman, owning and conveying in my  
own right,

for and in consideration of the sum of TEN AND NO/100  
-----(\$10.00)-----

DOLLARS  
and other good and valuable considerations to me in hand paid by  
Cecil W. French and Melva French, his wife, as tenants by the  
entirety, the receipt of which is hereby acknowledged,

do hereby grant, bargain, sell and convey unto the said Cecil W. French and Melva French,  
his 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:

Lot 10 in Block "C" of Fairview Acres Subdivision in the City of  
Jonesboro, Arkansas, as shown by Plat of record in Book 123 at Page  
126, Subject to Bill of Assurance of record in Book 149 at Page  
98, and easements shown on recorded Plat.

To have and to hold the same unto the said Cecil W. French and Melva French, his  
wife, as tenants by the entirety,

and unto their heirs and assigns forever, with all appurtenances thereunto belonging.

And I hereby covenant with said Cecil W. French and Melva French, his wife,  
as tenants by the entirety,

that I will forever warrant and defend the title to the said lands against all claims whatever.

WITNESS my hand and seal on this 7 day of January, 19 80

Ruby I. Norris (L. S.)  
Ruby Norris  
\_\_\_\_\_  
(L. S.)