

ELECTRONIC RECORDING  
**2024R-016878**  
CERTIFICATE OF RECORD  
JONESBORO DISTRICT  
CRAIGHEAD COUNTY, ARKANSAS  
DAVID VAUGHN, CLERK & RECORDER  
09/23/2024 01:50:54 PM  
RECORDING FEE: 30.00  
PAGES: 4

Commitment Number: 230391764  
Seller's Loan Number: 0016345415

After Recording Return To:  
Dat Phat Nguyen  
6225 Merrell Drive  
Jonesboro AR 72401

This instrument prepared by: Billy J. Williams, Esq., 8940 Main Street, Clarence, NY 14031,  
866-333-3081.

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**01-143364-06801**

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**SPECIAL WARRANTY DEED**

**TOWD POINT MORTGAGE TRUST 2015-4, U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE**, whose mailing address is 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, hereinafter grantor, for \$146,000.00 (One Hundred Forty Six Thousand Dollars and Zero Cents) in consideration paid, the sufficiency of which is hereby acknowledged, grants, bargain, sells and conveys with covenants of special warranty to **Dat Phat Nguyen**, hereinafter grantee, whose tax mailing address is 6225 Merrell Drive Jonesboro AR 72401, the following real property:

**PART OF LOT 1 OF SARTIN MINOR PLAT TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, AS RECORDED IN PLAT CABINET "B" PAGE 149 AT JONESBORO, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 3 EAST, THENCE NORTH 00° 15' 30" EAST 136.95 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36 TO THE POINT OF BEGINNING; CONTINUE THENCE NORTH 00° 15' 30" EAST 358.01 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36 TO A POINT; THENCE NORTH 89° 17' 49" EAST 209.92 FEET TO A POINT; THENCE SOUTH 00° 15' 30" WEST 361.26 FEET TO A POINT; THENCE NORTH 89° 49' 01" WEST 209.89 FEET TO THE POINT OF BEGINNING, CONTAINING SOME 1.73 ACRES, MORE OR LESS, SUBJECT TO A 60 FOOT INGRESS/EGRESS EASEMENT ON THE NORTH AND EAST SIDES THEREOF, AND SUBJECT TO A 10 FOOT UTILITY EASEMENT ON**

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THE WEST SIDE THEREOF AND SUBJECT TO A 100 FOOT UTILITY EASEMENT 50 FEET EACH SIDE OF AN EXISTING POWER LINE ON THE NORTH SIDE AS SHOWN HEREON, AND SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD. ALSO A 30 FOOT WIDE INGRESS/EGRESS EASEMENT 15 FEET EACH SIDE OF THE EXISTING CENTERLINE OF SARTIN LANE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 3 EAST, THENCE NORTH 00° 15' 30" EAST 136.95 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36 TO A POINT; THENCE SOUTH 89° 49' 01" EAST 209.89 FEET TO A POINT; THENCE NORTH 00° 15' 30" EAST 81.40 FEET TO A POINT ON THE CENTERLINE (EXISTING OR FUTURE) OF SAID SARTIN LANE, THE POINT OF BEGINNING; THENCE NORTH 86° 26' 30" EAST 1077.80 FEET ALONG THE CENTERLINE (EXISTING OR FUTURE) OF SAID SARTIN LANE TO THE WESTERLY RIGHT OF WAY OF ARKANSAS HIGHWAY 141 (CULBERHOUSE ROAD).

**MORE COMMONLY KNOWN AS: 200 SARTIN LN, JONESBORO, AR 72404-9401**

**PROPERTY ADDRESS IS: 200 SARTIN LN, JONESBORO, AR 72404-9401**

Prior instrument reference: **2023R-013964**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.



Executed by the undersigned on Sep 10, 2024:

**TOWD POINT MORTGAGE TRUST 2015-4, U.S. BANK NATIONAL  
ASSOCIATION AS INDENTURE TRUSTEE, By Select Portfolio Servicing,  
Inc., as Attorney in Fact**

By: \_\_\_\_\_

SEP 10 2024


Name: \_\_\_\_\_

Terry Boren

Its: Document Control Officer

STATE OF Utah  
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me on Sept. 10, 2024. Before me, Diane Harward, a Notary Public of said State and County aforesaid, personally appeared Terry Boren Its Document Control Officer on behalf of **Select Portfolio Servicing, Inc., as Attorney in Fact for TOWD POINT MORTGAGE TRUST 2015-4, U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be Document Control Officer of Select Portfolio Servicing, Inc. its Attorney In Fact, and that he or she executed the foregoing instrument for the purposes contained herein by personally signing the above described instrument.

  
Notary Public





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: 31-75380-MH

**Grantee:** DAT PHAT NGUYEN  
**Mailing Address:** 6225 MERRELL DR  
JONESBORO AR 724047681

**Grantor:** TOWD POINT MORTGAGE TRUST 2015-4, U.S. BANK NATIONAL  
**Mailing Address:** ASSOCIATION AS INDENTURE TRUSTEE  
3217 DECKER LAKE DR  
SALT LAKE CITY UT 841193284

**Property Purchase Price:** \$146,000.00  
**Tax Amount:** \$481.80  
**County:** CRAIGHEAD  
**Date Issued:** 09/23/2024  
**Stamp ID:** 2044983296

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): Haley Carson c/o Pro Land Title Company

Grantee or Agent Name (signature): Haley Carson Date: 09/23/24

Address: 1025 Ferguson Drive

City/State/Zip: Benton, AR 72015