

JONESBORO DISTRICT
 CRAIGHEAD COUNTY, ARKANSAS
 DAVID VAUGHN, CLERK & RECORDER
 05/23/2024 12:36:47 PM
 FEE: 25.00
 PAGES: 3
 JENNIFER MORENO

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

Warranty Deed

(Single Person)

KNOW ALL MEN BY THESE PRESENTS:

That I, **Cheryl J. Counce**, a single person, widow of **C.E. Counce**, deceased, Grantor, for and in consideration of the sum of **\$150,000.00**, 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 **Koehn Contracting L.L.C.**, Grantee, and unto its successors and assigns forever, the following described land situated in the County of **Craighead**, State of **Arkansas**, to-wit:

The North Half of the South Half of the West Half of the Southwest Quarter of the Northwest Quarter of Section 2, Township 13 North, Range 4 East, containing 5 acres, more or less, subject to Public Road along the West side thereof.

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

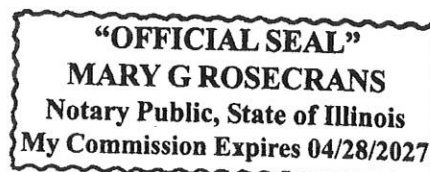
NOTE: C.E. Counce died December 18, 2023.

To have and to hold the same unto the said **Grantee** and unto its successors 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 21st day of May, 2024.

X Cheryl J. Counce
 Cheryl J. Counce



Warranty Deed - Single



ACKNOWLEDGMENT

STATE OF Illinois
COUNTY OF Tazewell

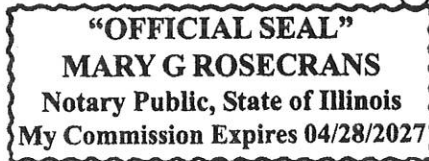
Be it remembered, that on this day came before me the undersigned, a Notary Public duly commissioned qualified and acting, within and for said County and State, in person the within named **Cheryl J. Counce, a single person, widow of C.E. Counce, deceased**, to me personally well known to be the person whose name is subscribed to the within instrument and acknowledged that **he/she/they** executed the same for the purposes therein contained.

In testimony whereof I have hereunto set my hand and official seal this 21st day of May, 2024

x Mary G Rosecrans
Notary Public

My Commission Expires:

4/28/27



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.

Dan Koehn

Koehn Contracting L.L.C.

Mailing Address: 1533 CR 604, Jonesboro AR 72404



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: 24-1798

Grantee: KOEHN
Mailing Address: ~~KOEHN~~ CONTRACTING L.L.C.
1533 COUNTY ROAD 604
JONESBORO AR 724048120

Grantor: CHERYL J. COUNCE
Mailing Address: 104 COBBLESTONE LN
EAST PEORIA IL 616113401

Property Purchase Price: \$150,000.00
Tax Amount: \$495.00
County: CRAIGHEAD
Date Issued: 05/23/2024
Stamp ID: 8878080

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): KOEHN CONTRACTING L.L.C.
Grantee or Agent Name (signature): *Nix Title as agent* Date: 5/23/24
Address: 1533 COUNTY ROAD 604
City/State/Zip: JONESBORO AR 724048120