

Warranty Deed

(WITH RELINQUISHMENT OF DOWER & CURTESY)

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, **Daniel S. Pickney and Tina A. Pickney, a married couple, Grantors**, for and in consideration of the sum of **\$145,000.00**, 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 **Anh Vu, a married woman, and Anh Tam Tran, a married woman, as joint tenants with right of survivorship, Grantees**, and unto **their heirs** and assigns forever, the following lands lying in the County of **Craighead** and State of **Arkansas**, to wit:

A part of the North Half of the Northwest Quarter of the Northwest Quarter of Section 12, Township 14 North, Range 4 East, being more particularly described as follows: Begin at the Northeast Corner of the Northwest Quarter of the Northwest Quarter of aforesaid Section 12; thence South 89°28' West on the section line 437.5 feet to the point of beginning proper; thence South 315.0 feet; thence South 89°28' West 140.0 feet; thence North 315.0 feet to the Section line; thence North 89°28' East 140.0 feet to the point of beginning proper, containing 1 acre, more or less, and being subject to U.S. Highway No. 49 right-of-way off and across the North side thereof.

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 whatsoever.

And we, **Daniel S. Pickney and Tina A. Pickney, a married couple**, 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 **28th** day of **January, 2025**.


Daniel S. Pickney


Tina A. Pickney