



2017R-019989

FILED

JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
CANDACE EDWARDS, CLERK & RECORDER
10/24/2017 2:09:18 PM

FEE: 25.00

PAGES: 3

CANDY DENTON

THIS INSTRUMENT PREPARED BY: James W. Bowman

Warranty Deed

(Single Person)

KNOW ALL MEN BY THESE PRESENTS:

That I, **Lavea O. Bowman Davis, a single person, widow of Norman E. Bowman, deceased, and widow of Carlos Davis, deceased,** for and in consideration of the sum of \$10.00, and other good and valuable considerations to me in hand paid by the **Grantees** the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **James W. Bowman and Jeanie K. Bowman, husband and wife, as tenants by the entirety,** and unto **their heirs** and assigns forever, the following described land situated in the County of Craighead, State of Arkansas, to-wit:

SEE ATTACHED EXHIBIT "A"

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

NOTE: NO TITLE SEARCH WAS PERFORMED.

NOTE: Norman E. Bowman died October 20, 1991.

NOTE: Carlos Davis died July 26, 2017.

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

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

WITNESS my hand and seal on this 23rd day of October, 2017.


LAVEA O. BOWMAN DAVIS



ACKNOWLEDGMENT

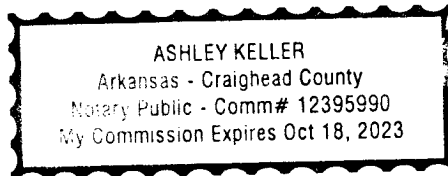
STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

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 **Lavea O. Bowman Davis, a single person, widow of Norman E. Bowman, deceased, and widow of Carlos Davis, deceased,** 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 23rd day of October, 2017.

My Commission Expires:
10-18-23

Ashley Keller
Notary Public



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.

Buyer Jeanie H Bowman Address 3032 Quail Drive Jonesboro, AR
72404

EXHIBIT "A"

Tract 1: Lot 13 of Block "D" of Fairview Acres East Addition to the City of Jonesboro, Arkansas.

Tract 2:

All of that part of the Southeast Quarter of the Northeast Quarter of Section 14, Township 14 North, Range 4 East, which lies East of the right of way of the Missouri Pacific Railroad, LESS AND EXCEPT THE FOLLOWING TWO TRACTS: #1: Commence at the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section 14; thence run South 75 feet 8 inches; thence run West parallel to the North line of said Southeast Quarter of the Northeast Quarter to the Easterly right of way line of the Public Road, the point of beginning proper thence in a Southwesterly direction along the Easterly right of way line of said Public Road, a distance of 210 feet; thence run East parallel to the North line of said Southeast Quarter of the Northeast Quarter a distance of 210 feet; thence run in a Northeasterly direction parallel to said Easterly right of way line of said public road a distance of 210 feet; thence run West parallel to the North line of said Southeast Quarter of the Northeast Quarter a distance of 210 feet to the point of beginning proper; AND #2: Commence at the Northeast Corner of the Southeast Quarter of the Northeast Quarter of said Section 14; thence run South 75 feet 8 inches; thence run West parallel to the North line of said Southeast Quarter of the Northeast Quarter to the Easterly right of way line of the Public Road; thence in a Southwesterly direction along the Easterly right of way line of said public road 647 feet 4 inches to the point of beginning proper; thence continue in a Southwesterly direction along the Easterly right of way line of said public road 152 feet; thence run East parallel to the North line of said Southeast Quarter of the Northeast Quarter 268 feet; thence run in a Northeasterly direction parallel to said Easterly right of way line of said public road 152 feet; thence run West parallel to the North line of said Southeast Quarter of the Northeast Quarter a distance of 268 feet to the point of beginning proper.