

Please Return To:  
Lenders Title Company  
2207 Fowler Avenue  
Jonesboro AR, 72401  
Phone: 870-935-7410  
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File Number: 19-075930-300

This deed form prepared under the supervision of:  
J. Mark Spradley, Attorney at Law  
1501 N. University, Suite 155  
Little Rock, AR 72202

Transactional data completed by Lenders Title Company

Warranty Deed - Married Person (Letter).rnf

ELECTRONIC RECORDING  
**2019R-010627**  
CERTIFICATE OF RECORD  
JONESBORO DISTRICT  
CRAIGHEAD COUNTY, ARKANSAS  
CANDACE EDWARDS, CLERK & RECORDER  
05/29/2019 03:27:37 PM  
RECORDING FEE: 25.00  
PAGES: 3

FOR RECORDER'S USE ONLY

## WARRANTY DEED (MARRIED PERSONS)

### KNOW ALL MEN BY THESE PRESENTS:

That, David Clines and Laverne Clines, a married couple, Grantors, for and in consideration of the sum of ---TEN AND 00/100--- DOLLARS---(\$10.00)---and other good and valuable consideration in hand paid by C & O Enterprises, L.L.C., Grantee, the receipt and sufficiency of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the Grantee, and unto its successors and assigns forever, the following lands lying in the County of Craighead and the State of Arkansas to-wit:

**Part of the South Half of the South Half of the Southwest Quarter of Section 4, Township 13 North, Range 4 East, Craighead County, Arkansas, beginning at the intersection of the North line of the South Half of the South Half of the Southwest Quarter and the West right of way of Highway No. 1, thence South along the West right of way of Highway No. 1 a distance of 330.0 feet, thence West parallel to the North line of the South Half of the South Half of said Southwest Quarter a distance of 400.0 feet, thence North a distance of 330.0 feet along a line parallel to the West right of way of Highway No. 1, thence East a distance of 400.0 feet along the North line of the South Half of the South Half of said Southwest Quarter to the point of beginning, containing approximately 3.03 acres, more or less.**

Subject to any recorded: assessments, building lines, easements, mineral reservations and/or conveyances, and restrictions, if any.

**TO HAVE AND TO HOLD** the above described lands unto the Grantee and unto its successors and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging.

And the Grantors hereby covenant with the Grantee that they will forever warrant and defend the title to the above described lands against all claims whatsoever.

And we, David Clines and Laverne Clines, a married couple, for the consideration recited herein, do hereby release and relinquish unto the Grantee and unto its successors and assigns, all of our right of dower, curtesy, and homestead in and to said lands.

**WITNESS** our hands and seals on this **28th day of May, 2019.**

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. Exempt or no  
consideration paid if none shown

GRANTEE OR AGENT: Professional Title As Agent  
C & O Enterprises, L.L.C.

GRANTEE'S ADDRESS: 3317 Lacoste Drive  
Jonesboro, AR 72404

David Clines  
David Clines

Laverne Clines  
Laverne Clines

#### ACKNOWLEDGMENT

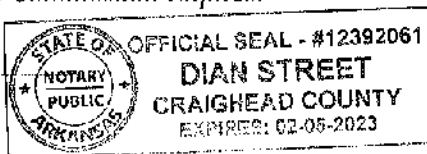
STATE OF ARKANSAS                     )  
  )   SS.  
COUNTY OF CRAIGHEAD             )

**BE IT REMEMBERED**, that on this day came before me, the undersigned, a notary public within and for the County and State aforesaid, duly commissioned and acting, David Clines and Laverne Clines, a married couple, to me well known as (or satisfactorily proven to be) the persons whose names are subscribed to the foregoing instrument and acknowledged that they had executed the same for the consideration, uses and purposes therein mentioned and set forth.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and official seal this **28th day of May, 2019.**

Dian Street  
Notary Public

My commission Expires:





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: 2019-391

**Grantee:** C & O ENTERPRISES, LLC  
**Mailing Address:** 3317 LACOSTE DRIVE  
JONESBORO AR 724040000

**Grantor:** DAVID CLINES AND LAVERNE CLINES  
**Mailing Address:** 5917 HARRISBURG RD  
JONESBORO AR 724010000

**Property Purchase Price:** \$209,000.00  
**Tax Amount:** \$689.70  
**County:** CRAIGHEAD  
**Date Issued:** 05/29/2019  
**Stamp ID:** 2139639808

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): Professional Title As Agent

Grantee or Agent Name (signature): Kendra Gosselt Date: 5-29-19

Address: 3317 Lacoste Drive

City/State/Zip: Jonesboro, AR 72404