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Kind: WARRANTY DEED
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Fee Amt: \$20.00 Page 1 of 2
Washington County, AR
Kyle Sylvester Circuit Clerk

WARRANTY DEED

File **2014-00017299**

KNOW ALL MEN BY THESE PRESENTS:

That we, **Lindell E. Duncan and Robin S. Duncan, husband and wife**, hereinafter called Grantors, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations in hand paid by **Warren K. Harper and Kim M. Harper, husband and wife**, hereinafter called Grantees, do hereby grant, bargain and sell unto the said Grantees and Grantees' heirs and assigns, the following described land, situate in Washington County, State of Arkansas, to-wit:

21390-14

A part of the SE ¼ of the NE ¼ of Section 15, Township 17 North, Range 31 West, and being more particularly described as follows: commence at the southeast corner of said forty acre tract; thence N 1° 40' 52" E along the East line of said forty 543.71 feet; thence N 88° 42' 53" W 259.48 feet to a set iron pin for the point of beginning and running thence N 88° 42' 53" W 729.18 feet to a set iron pin; thence N 1° 42' 53" E 452.65 feet; thence S 88° 44' 47" E 988.39 feet to the East line of said forty; thence S 1° 40' 52" W along said East line 117.43 feet; thence N 88° 42' 53" W leaving said East line 259.48 feet to a set iron pin; thence S 1° 40' 52" W 335.76 feet to the point of beginning and containing 8.28 acres, more or less, Washington County, Arkansas.

TO HAVE AND TO HOLD the said lands and appurtenances thereunto belonging unto the said Grantees and Grantees' heirs and assigns, forever. And we, the said Grantors hereby covenant that we are lawfully seized of said land and premises, that the same is unencumbered, and that we will forever warrant and defend the title of said lands against all legal claims whatsoever. And we, the respective Grantors, hereby release and relinquish unto the said Grantees our respective dower/curtesy and homestead in and to said lands.

WITNESS our hands this ^{9th} day of ~~June~~ ^{July}, 2014.

Lindell E. Duncan

Robin S. Duncan

ACKNOWLEDGMENT

STATE OF ARKANSAS, COUNTY OF WASHINGTON) §

On this ^{9th} day of ~~June~~ ^{July}, 2014, came before me, the undersigned a Notary Public, Lindell E. Duncan and Robin S. Duncan, proven to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they had executed the same for the purposes and consideration therein set forth.

It witness whereof I hereunto set my hand and official seal.

BECKY OSBURN
Notary Public-Arkansas
WASHINGTON COUNTY
My Commission Expires: 07-29-2014

Notary Public

Mail tax statements to: Centennial Bank 1475 Hogan Lane, Conway, AR 72034
Prepared through Bronson Abstract Company, Inc., 3810 N. Front St., Suite 5, Fayetteville, AR 72703



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



Grantee: WARREN K. HARPER AND KIM M. HARPER
Mailing Address: 6632 TALL OAKS LOOP
SPRINGDALE AR 727620000

Grantor: LINDELL E. DUNCAN AND ROBIN S. DUNCAN
Mailing Address: P.O. BOX 40
TONTITOWN AR 727660000

Property Purchase Price: \$149,000.00
Tax Amount: \$491.70

County: WASHINGTON
Date Issued: 07/10/2014
Stamp ID: 533086208

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): Bronson Abstract, agent

Grantee or Agent Name (signature): Becky Osburn Date: 7/9/14

Address: 1967 S. Panalto Rd.

City/State/Zip: Tontitown, AR