

**File# 2015-00007701**

After recording please return to:  
Waco Title Company  
6815 Isaac's Orchard Rd, Ste D  
Springdale, AR 72762

**WARRANTY DEED  
(UNMARRIED)**

File #: **1501757-107**

**KNOW ALL MEN BY THESE PRESENTS:**

That I, **Claudine T. Pianalto, an unmarried person, and surviving spouse of Leo A. Pianalto,** hereinafter called GRANTOR, for and in consideration of the sum of ---ONE AND 00/100--- DOLLARS---(\$1.00)---and other good and valuable consideration in hand paid by **Sean Barrows and Lisa Barrows, husband and wife,** the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said **Sean Barrows and Lisa Barrows, husband and wife,** hereinafter called GRANTEE(S) and unto their heirs and assigns forever, the following lands lying in **Washington County, Arkansas** to-wit:

**SEE ATTACHED EXHIBIT "A"**

**TO HAVE AND TO HOLD** the same unto the said Grantee(s) and unto their heirs and assigns forever, with all appurtenances thereunto belonging. And I hereby covenant with said Grantee(s) that I will forever warrant and defend the title to the said lands against all claims whatsoever.

Prepared under the supervision of  
Katy M. Sager, Attorney-At-Law  
Sager Law Firm, PA  
P.O. Box 8212  
Fayetteville, AR. 72703

WACO 1501757-107

WITNESS my hand and seal on this 30<sup>th</sup> day of March, 2015.

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: WACO TMO AS AGENT

x Claudine T. Pianalto  
Claudine T. Pianalto

GRANTEE'S ADDRESS: 7944 Buena Vista St.

Springdale, AR 72702

ACKNOWLEDGMENT

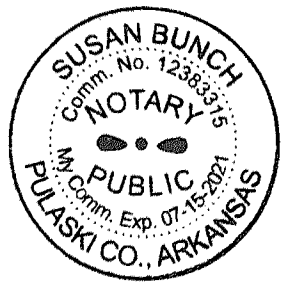
STATE OF Arkansas )  
COUNTY OF Pulaski ) SS.

BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, and appeared in person the within named **Claudine T. Pianalto** known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that she had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 20 day of March, 2015.

x Susan Bunch  
Notary Public

My commission expires:  
July 15, 2021



**EXHIBIT "A"**

**A part of the N 1/2 of the Frl. NE 1/4 of Section 3, T-17-N, R-31-W, Washington County, Arkansas, being more particularly described as follows, to-wit: Beginning at a point which is S 03°35'16" W, 578.30 feet from the NE corner of said Frl. NE 1/4, said point being a found railroad spike and running thence S 03°35'16" W, 616.78 feet to a found railroad spike; thence N 86°34'29" W, 20.50 feet to a found iron pin; thence N 43°56'03" W, 37.04 feet to a found iron pin; thence N 87°34'13" W, 296.34 feet to a found iron pin; thence S 03°29'12" W, 134.40 feet to a found iron pin; thence N 87°39'49" W, 563.11 feet to a found iron pin; thence N 03°45'44" E, 720.78 feet to a found iron pin; thence S 87°54'55" E, 904.75 feet to the point of beginning, containing 13.99 acres, more or less. Subject to easements and rights-of-way of record, if any.**

**Subject to easements, rights-of-way, and protective covenants of record, if any.  
Subject to all prior mineral reservations and oil and gas leases.**



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: 1501757-107

Grantee: SEAN BARROWS AND LISA BARROWS  
Mailing Address: 7944 BUONA SERA STREET  
SPRINGDALE AR 727620000

Grantor: CLAUDINE T. PIANALTO  
Mailing Address: 521 ASH STREET  
LITTLE ROCK AR 722050000

Property Purchase Price: \$145,000.00  
Tax Amount: \$478.50  
County: WASHINGTON  
Date Issued: 03/25/2015  
Stamp ID: 199524352

Washington County, AR  
I certify this instrument was filed on  
3/25/2015 2:41:03 PM  
and recorded in REAL ESTATE

File# 2015-00007701  
Kyle Sylvester - Circuit Clerk

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): Sean Barrows

Grantee or Agent Name (signature): By WACO Suth as Agent Date: 3-25-15

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_