

File# 2022-00007988

This Instrument prepared by:
D. Joel Kurtz
Attorney at Law
Williams Law Firm
100 W Main, Gentry, AR 72734
(479) 736-8800

WARRANTY DEED

WITH RELINQUISHMENT OF DOWER/CURTESY

KNOW ALL MEN BY THESE PRESENTS:

That **Natalie A. Dake** and **Heath J. Dake**, husband and wife ("Grantors"), for and in consideration of the sum of Ten Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **Michael Scott Chaney**, an unmarried person ("Grantee"), the following described lands situated in the County of Washington, State of Arkansas:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A".

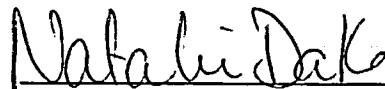
Subject to any restrictions, conditions, covenants, rights of way, and easements now of record.

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

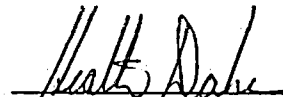
And Grantors hereby covenant with said Grantee that they will forever warrant and defend the title to the said lands against all claims whatsoever.

And Grantors do hereby release and relinquish unto the said Grantee all rights of dower, curtesy, and homestead in and to said lands for and in consideration of the sum of money.

IN WITNESS WHEREOF, the names of Grantors are hereunto affixed as of this 7 day of March, 2022.



Natalie A. Dake



Heath J. Dake

EXHIBIT "A"

PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID NE 1/4 OF THE NE 1/4; THENCE N87°18'17"W 661.84 FEET TO THE POINT OF BEGINNING; THENCE S02°53'17"W 330.30 FEET; THENCE N87°20'12"W 660.35 FEET; THENCE N02°37'50"E 330.67 FEET; THENCE S87°18'17"E 661.84 FEET TO THE POINT OF BEGINNING, CONTAINING 5.02 ACRES, MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

ALSO, A 30 FOOT INGRESS AND EGRESS EASEMENT DESCRIBED AS FOLLOWS: PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID NE 1/4 OF THE NE 1/4; THENCE S03°08'50"W 299.93 FEET TO THE POINT OF BEGINNING; THENCE N87°20'12"W 1320.97 FEET; THENCE S02°37'50"W 30.00 FEET; THENCE S87°20'12"E 1320.70 FEET; THENCE N02°08'50"E 30.00 FEET TO THE POINT OF BEGINNING.

[Legal description provided by Realty Title & Closing Services, LLC.]



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: 22-71245S

Grantee: MICHAEL SCOTT CHANEY
Mailing Address: 409 DRIFTWOOD ST
LOWELL AR 727450000

Grantor: HEATH J. DAKE AND NATALIE A. DAKE
Mailing Address: P. O. BOX 58
CENTERTON AR 727190000

Property Purchase Price: \$275,000.00
Tax Amount: \$907.50

County: WASHINGTON
Date Issued: 03/09/2022
Stamp ID: 701896704

Washington County, AR
I certify this instrument was filed on
3/9/2022 3:06:19 PM
and recorded in REAL ESTATE

File# 2022-00007988
Kvle Svlvester - 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): Ivonne Torres
Grantee or Agent Name (signature): [Signature] Date: 3/9/22
Address: Realty Title & Closing Services LLC
City/State/Zip: 3711 W. Walnut • Rogers, AR 72756
479-636-7766