

RECORDING REQUESTED BY:
Jessica M Kettler

INSTRUMENT PREPARED BY:
Jessica M Kettler
6400 State Rd B
Hillsboro, Missouri 63050

Charles Neal Dacus III
9052 Co Rd 151
Price Place, Arkansas 72661

RETURN DEED TO:
Jessica M Kettler
6400 State Rd B
Hillsboro, Missouri 63050

(Above reserved for official use only)

SEND TAX STATEMENTS TO:
Charles Neal Dacus III
9052 Co Rd 151
Price Place, Arkansas 72661

QUIT CLAIM DEED FOR ARKANSAS

STATE OF ARKANSAS
COUNTY OF MARION

THIS DEED is made this day of January 19, 2023, by and between the
"Grantor,"

Charles Neal Dacus III, an unmarried individual residing at 9052 Co Rd 151, Price
Place, Arkansas 72661

AND the "Grantees,"

Jessica M Kettler, a married individual residing at 6400 State Rd B, Hillsboro, Missouri
63050

Charles Neal Dacus III, an unmarried individual residing at 9052 Co Rd 151, Price
Place, Arkansas 72661

FOR VALUABLE CONSIDERATION of the sum of one dollar (\$1.00), the receipt and sufficiency of which is hereby acknowledged, Grantor hereby quitclaims to Grantees and Grantees' heirs and assigns forever, all of Grantor's rights, titles, interests, and claims in or to the following described real estate (the "Property"), together with all hereditaments and appurtenances belonging thereto, located in Marion county, Arkansas, subject to any restrictions herein:

Property Address: 9052 Co Rd 151, Price Place, Arkansas 72661

Legal description(s) attached separately.

Vesting Information / Property Interest: Joint tenancy with rights of survivorship, not as tenants in common.

Grantor certifies under penalty of perjury that the correct amount of revenue stamps have been affixed to this document. Grantor and Grantees shall pay their prorated shares of the taxes for the current tax year as of the date agreed upon by the parties.

[SIGNATURE PAGE FOLLOWS]

Signatures

Grantor signed, sealed, and delivered this quit claim deed to Grantees on January 19, 2023
(date).

Grantor (or authorized agent)

x/ Charles N Dacus III

Print Name: Charles N Dacus III

NOTARY ACKNOWLEDGMENT

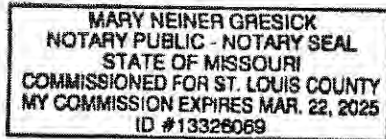
MISSOURI
COUNTY OF ST LOUIS

On January 19 ²⁰²³ before me, Mary Neiner Gresick, personally appeared Charles Neal Dacus III, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: March 22, 2025

Mary Neiner Gresick
Notary Public, Missouri



WITNESSES

On this the 19th day of January 2023, the foregoing instrument was sworn to and acknowledged before me by the person(s) known or proven to me to be the person(s) whose name(s) is/are subscribed to within the instrument: the Grantor(s), Charles Neal Dacus III. I further swear that I am unrelated to the parties signing this document by blood and hold no interest in the transaction.

FIRST WITNESS

X/ [Signature]
Date: 1-19-23
Print Name: Terri Laughed
Address: 1 Parkview Place
576, MD 63110

SECOND WITNESS

X/ [Signature]
Date: 1/19/23
Print Name: Monica Hutchinson
Address: 1 Parkview Place
576, MD 63110

Lenders 13-032730-800
\$165.00

2013-02659

FILED FOR RECORD
at 2:42 o'clock P M

AUG 26 2013

Dee Carleton
Marion County Clerk
D.C.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS:

THAT Francis J. Bahr, an unmarried person, and Arlene J. Giglio-Bahr, an unmarried person, GRANTORS, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid by Charles Dacus, GRANTEE, the receipt of which is hereby acknowledged, hereby grants, bargains, sells and conveys unto grantee and unto his heirs and assigns forever, the following described real property located in the County of Marion, State of Arkansas:

A fraction of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 17, Township 21 North, Range 15 West, Marion County, Arkansas, lying West of the county road as it now runs, more particularly described as beginning at the Southwest corner of the said SE1/4 SE1/4, run thence North 813 feet to an intersection with the West line of the county road; thence Southeasterly with the West line of said county road to its intersection with the section line between Sections 17 and 20; thence West 72 yards along said section line to the Place of Beginning. ALSO, a fraction of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 20, Township 21 North, Range 15 West, Marion County, Arkansas, lying West of a county road as it now runs, more particularly described as beginning at the Northwest corner of said NE1/4 NE1/4, run thence South along the line 330 feet; thence South 76° East 170 feet to an intersection with the West line of the county road; thence Northeasterly along said West line of the county road to the section line between Sections 17 and 20; thence West 72 yards along said section line to the Place of Beginning.

To have and to hold unto grantee and unto his heirs and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging. And we hereby covenant with grantee that we will forever warrant and defend the title to such lands against all lawful claims whatsoever.

WITNESS my hand on this 23rd day of August, 2013,



Francis J. Bahr
FRANCIS J. BAHR, Grantor

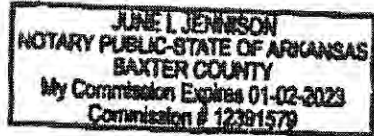
Arlene J. Giglio-Bahr
ARLENE J. GIGLIO-BAHR, Grantor

ACKNOWLEDGMENT

State of Arkansas)
County of Baxter)

On this the 23rd day of August, 2013, before me, the undersigned officer, personally appeared Francis J. Bahr and Arlene J. Giglio-Bahr, satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes and consideration therein contained.

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



June L. Jenkinson
NOTARY PUBLIC

I certify under penalty of false swearing that the legally correct amount of documentary stamps have been placed on this instrument.

June L. Jenkinson
GRANTEE/GRANTEE'S AGENT

ADDRESS: 9052 CR 151
Price Place, AR 72661

Document prepared by
Andrew Bailey
Bailey & Russo, PLC
714 S. Church Street
Mtn. Home, AR 72653

AT

2013-02657