

**L202005708****BAXTER CO, AR FEE \$25.00**

PRESENTED: 06-15-2020 10:57:23 AM

RECORDED: 06-15-2020 10:57:23 AM

CANDA REESE
COUNTY AND CIRCUIT CLERKBY: JESSICA WORMAN
DEPUTY**DEED****3 Pages**

Please Return To:

Lenders Title Company
115 East 6th Street
Mountain Home AR, 72653
Phone: 870-425-6946
Fax: 870-424-4599

File Number: 20-040586-800

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).rtf

FOR RECORDER'S USE ONLY

WARRANTY DEED

(MARRIED PERSONS)

KNOW ALL MEN BY THESE PRESENTS:

That, Richard Wunderlich and Kathy Wunderlich, a married couple, Grantor(s), 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 Cheryl Ann Nichols, Grantee(s), the receipt and sufficiency of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the Grantee(s), and unto her heirs and assigns forever, the following lands lying in the County of Baxter and the State of Arkansas to-wit:

Part of the Northeast Quarter (NE1/4) of Section 9, Township 18 North, Range 12 West, Baxter County, Arkansas, described as follows: Begin at the North 1/16 corner between Sections 9 and 10 of Township 18 North, Range 12 West, and run North 74° 50' 35" West 345.70 feet; thence South 69° 17' 58" East 90.00 feet; thence South 20° 13' 05" West 110.00 feet; thence South 57° 52' 30" East 119.37 feet to the Point of Beginning of the tract herein described; thence South 35° 19' 58" West 307.52 feet; thence South 32° 30' 00" East 262.41 feet to the Westerly right of way line of State Highway 5; thence run along said right of way line on a curve to the right having a radius of 1185.90 feet and an arc length of 378.01 feet, being subtended by a chord of North 31° 21' 19" East for a distance of 376.41 feet; thence North 46° 31' 36" West 219.12 feet to the Point of Beginning. Being shown as Tract 1 on Survey recorded September 24, 2018, as Instrument No. L201808409.

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(s) and unto her heirs and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging.

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

And we, Richard Wunderlich and Kathy Wunderlich, a married couple, for the consideration recited herein, do hereby release and relinquish unto the Grantee(s) and unto her heirs and assigns, all of our right of dower, curtesy, and homestead in and to said lands.

WITNESS our hand(s) and seal(s) on this **10th day of June, 2020.**

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:

Cheryl Ann Nichols


Richard Wunderlich


Kathy Wunderlich


GRANTEE'S ADDRESS: * 3604 W. Langmead
Rogers, AR 72758

ACKNOWLEDGMENT

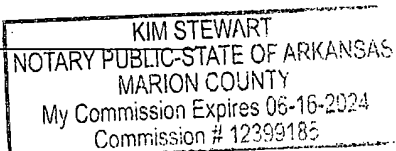
STATE OF ARKANSAS)
COUNTY OF BAXTER) SS.

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, Richard Wunderlich and Kathy Wunderlich, 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 **10th day of June, 2020.**


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: 20-040586-800

Grantee: CHERYL ANN NICHOLS
Mailing Address: 3604 W. LANGMEAD
ROGERS AR 727580000

Grantor: RICHARD WUNDERLICH AND KATHY WUNDERLICH
Mailing Address: 152 CRESTLINE DR
MOUNTAIN HOME AR 726530000

Property Purchase Price: \$53,000.00
Tax Amount: \$174.90

County: BAXTER
Date Issued: 06/12/2020
Stamp ID: 569051136

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): Kim Stewart

Grantee or Agent Name (signature): Kim Stewart **Date:** 6-12-2020

Address: 115 EAST 6th St.

City/State/Zip: Mtn. Home AR 72653