

File# 2024-00007986

This instrument prepared by:  
**Jimmy D. Dill**  
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## WARRANTY DEED

### KNOW ALL MEN BY THESE PRESENTS:

That I, [REDACTED], Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by [REDACTED] (hereinafter referred to as "Grantee", whether one or more), the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said Grantee, and unto Grantee's heirs and assigns forever, the following described real property situated in Washington County, Arkansas, to-wit:

A part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Three (3) and a part of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section Four (4), all lying in Township Thirteen (13) North, Range Thirty-two (32) West of the Fifth Principal Meridian, Washington County, Arkansas, being more particularly described as follows, to-wit: Beginning at a point that is South 1904.76 feet from the Northwest corner of said Section three (3), said point being the Northwest corner of said Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section Three (3) and point also being in County Road #4, thence along said Road South 402.03 feet to the centerline of said County Road #4, thence along said centerline South 04 degrees 20 minutes 22 seconds West 129.03 feet, thence South 18 degrees 57 minutes 39 seconds West 195.67 feet, thence South 20 degrees 49 minutes 00 seconds West 296.11 feet, thence South 25 degrees 53 minutes 10 seconds West 364.00 feet to the South line of said Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of said Section Four (4), thence leaving said centerline East 1643.96 feet to the Southeast corner of said Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section Three (3), thence North 1320 feet to the Northeast corner of said Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section Three (3), thence West 1306.47 feet to the point of beginning and containing 42.52 acres, more or less, being

subject to that portion which lies in County Road #4 on the West side.

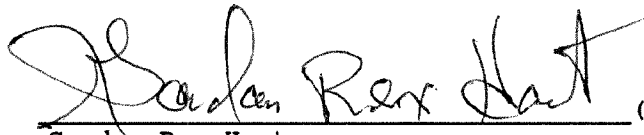
LESS AND EXCEPT: Part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Three (3), Township Thirteen (13) North, Range Thirty-two (32) West, being more particularly described as follows: Beginning at a iron pin located at the Northwest corner of the Northwest Quarter (NW1/4) of the Southwest (1/4) of said Section Three (3), and running thence East 453.33 feet to an iron pin located on the North line of said Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4); thence leaving said North line South 530.25 feet to an iron pin; thence North 77 degrees 56 minutes 48 seconds West 463.55 feet to the West line of said Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4); thence North 433.45 feet to the point of beginning, containing 5.01 acres, more or less, Washington County, Arkansas.

NOTE: Per WA. CO. ORD 99-32 SEC. 11-61 (C) (A) THERE SHALL BE A DEED RESTRICTION WITH EACH LAND CONVEYANCE THAT NO NEW IMPROVEMENTS WILL BE CONSTRUCTED WITHIN A SUFFICIENT DISTANCE FROM THE CENTERLINE OF ANY EXISTING PUBLIC ROAD TO ACCOMODATE FUTURE ROAD IMPROVEMENTS.

To have and to hold the same unto the said Grantee, and unto Grantee's heirs and assigns forever, together with all improvements thereon and all rights, privileges and appurtenances thereunto belonging.

And Grantor does hereby covenant with the said Grantee that Grantor will forever warrant and defend the title to the said lands against all lawful claims whatever, except as to any easements, covenants, restrictions and reservations appearing of record.

Witness my hand and seal on this 25 day of March, 2024.

  
Gordon Rex Hart (SEAL)

ACKNOWLEDGMENT

STATE OF Arkansas )  
COUNTY OF Benton ) SS.

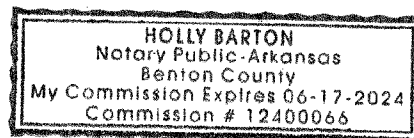
On this 25 day of March, 2024, before me, Holly Barton, a Notary Public, (or before any officer within this State or without the State now qualified under existing law to take acknowledgments), appeared the within named Gordon Rex Hart, to me personally well known (or satisfactorily proven to be such person), who stated and acknowledged that as such Grantor had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

Witness my hand and official seal on this 25 day of March, 2024.

Holly Barton  
Notary Public

My Commission Expires:

(SEAL)



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/Grantee's Agent

Grantee's Address:

17649 S. Skylight Mountain Rd  
Canehill, AR 72717

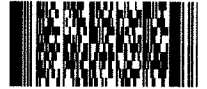
RE: 24-44993-143.wd



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: 24-44993-143

**Grantee:**

**Mailing Address:**

[REDACTED]  
17649 S SKYLIGHT MOUNTAIN RD  
CANEHILL AR 727179520

**Grantor:**

**Mailing Address:**

[REDACTED]  
[REDACTED]  
[REDACTED]

**Property Purchase Price:**

\$320,000.00

**Tax Amount:**

\$1,056.00

**County:**

WASHINGTON

**Date Issued:**

04/05/2024

**Stamp ID:**

1141536768

Washington County, AR  
I certify this instrument was filed on  
4/5/2024 10:26:54 AM  
and recorded in REAL ESTATE

File# 2024-00007986  
Kvle Sylvester - Circuit Clerk

*[Signature]*

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):

[REDACTED]

Grantee or Agent Name (signature):

[REDACTED]

Date:

4-5-2024

Address:

17649 S. Skylight Mountain Rd.

City/State/Zip:

Canehill, AR 72717