

Doc Num 2019000958

\$25.00

01/30/2019 4:16:59 PM

Filed & Recorded in the Official Records of
SHARON BLOUNT BAKER, CIRCUIT CLERK

By: cm

CLERK'S STAMP

The following attached:

TYPE OF DOCUMENT: Beneficiary Deed

GRANTOR: Peggy Watson

GRANTEE: Billy Don Watson JR, Suzanne Albers

Document(s) are being filed into the Crawford County Circuit Clerk's Office this date.

Sharon L. Blount-Baker
CRAWFORD COUNTY CIRCUIT CLERK
317 MAIN STREET
VAN BUREN, ARKANSAS 72956-5799
(479) 474-1821 Office • (479) 471-3221 Child Support

#25 Peggy Watson

BENEFICIARY DEED

Document Prepared By:
BRYANT & ESTELL, LLC
Attorneys at Law
5 Court Street
Fort Smith, AR 72901
479-431-4900

KNOW ALL MEN BY THESE PRESENTS:

That I, PEGGY WATSON, a single person, GRANTOR, for and in consideration of the sum of One Dollar and other good and valuable consideration, in hand paid by GRANTEE hereinafter named, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto BILLY DON WATSON, JR. and SUZANNE ALBERS, GRANTEES, EFFECTIVE UPON MY DEATH, for the following described property situated Crawford County, Arkansas, more particularly described as follows:

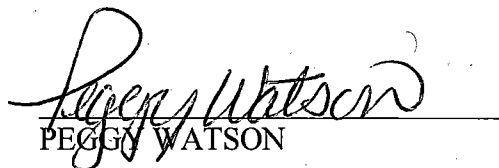
"LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A"

***ABOVE LEGAL DESCRIPTION WAS GIVEN BY GRANTOR AND
THE ACCURACY AND SUFFICIENCY OF WHICH IS NOT
VERIFIED BY THE PREPARER; NO TITLE OPINION REQUESTED
AND NONE PROVIDED***

This deed is made in accordance with and under the authority of Act 1918 of 2005, of the Arkansas Legislature and as amended by Act 243 of 2007.

CAUTION: THIS DEED MUST BE RECORDED PRIOR TO THE DEATH OF THE GRANTOR IN ORDER TO BE EFFECTIVE.

WITNESS our hands and seals on this 30 day of January, 2019.


PEGGY WATSON

ACKNOWLEDGMENT

STATE OF Arkansas)
)ss
COUNTY OF Sebastian)

On this day before me, the undersigned Notary Public within and for the County and State aforesaid, duly commissioned and acting, appeared in person, PEGGY WATSON, known to me to be the person whose name is subscribed to the within instrument and acknowledged that it was executed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of January 2019.

Rebecca Prescott
Notary Public

My Commission Expires:

Oct 30, 2028



AFFIDAVIT

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.

Signed _____

Grantee/Agent

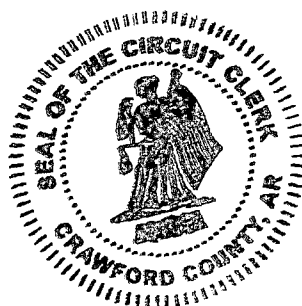
Address _____

Peggy Watson

5423 Hwy 282

Rudy AR 72952

Part of the Northwest Quarter of the Northwest Quarter of Section 6, Township 9 North, Range 30 West, more particular described as follows: Beginning at the Southwest corner of said Northwest Quarter of the Northwest Quarter; thence North along the West line of said forty 246.0 feet; thence North 89 degrees 39 minutes East 74.0 feet to the East right of way line of Alma & Rudy Road and the point of beginning; thence continue North 89 degrees 39 minutes East 315.0 feet; thence South 66.0 feet; thence South 89 degrees 39 minutes West 303.7 feet to said East right of way line; thence North 09 degrees 43 minutes West along said right of way line, 66.89 feet to the point of beginning containing 0.48 acres, more or less.



CERTIFICATE OF RECORD

STATE OF ARKANSAS, COUNTY OF CRAWFORD

I hereby certify that this instrument was
Filed and Recorded in the Official Records
in Doc Num 2019000958

01/30/2019 4:16:59 PM

SHARON BLOUNT BAKER

CRAWFORD County Circuit Clerk & Recorder

By: Cherilyn Malone