

11/3
Walling



L202104827

BAXTER CO, AR FEE \$30.00

PRESENTED: 04-30-2021 03:32:15 PM

RECORDED: 04-30-2021 03:32:15 PM

CANDA REESE

COUNTY AND CIRCUIT CLERK

BY: AMANDA SCHILLING

DEPUTY

DEED

4 Pages

This instrument prepared by: Roger L. Morgan
of Sanders, Morgan & Clarke PLLC, Attorneys at Law
P.O. Box 2308, Mountain Home, AR 72654

WARRANTY DEED

WITH RELINQUISHMENT OF DOWER AND CURTESY

KNOW ALL MEN BY THESE PRESENTS:

That **Richard Biehler and Louann Biehler, his wife, GRANTORS**, for and in consideration of the sum of TEN DOLLARS, and other valuable consideration (\$10.00 OVC) in hand paid by **William H. Smith and Shelby M. Smith, his wife, GRANTEES**, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto said GRANTEES, and unto **their** heirs and assigns forever, the following described lands situated in **Baxter** County, Arkansas, to-wit:

SEE ATTACHED EXHIBIT "A"

I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument. (If none shown, exempt or no consideration paid.)

Grantee or Agent:

W. Smith

TO HAVE AND TO HOLD the same unto the said GRANTEES, **William H. Smith and Shelby M. Smith, his wife, as an estate by the entirety**, and unto **their** heirs and assigns forever, with all appurtenances thereunto belonging.

And GRANTORS hereby covenant with said GRANTEES that **they** will forever warrant and defend the title to the said lands against all lawful claims whatever.

That we, for such consideration, do hereby release and relinquish unto said GRANTEES all of our respective rights in and to the said lands, including, but not limited to dower, curtesy and homestead.

WITNESS our hands and seals on this 30 day of **April, 2021**.

Richard Biehler
RICHARD BIEHLER

(L.S.) Louann Biehler (L.S.)
LOUANN BIEHLER

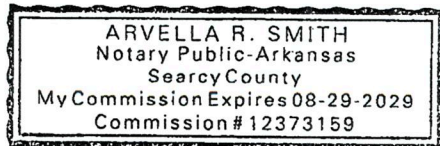
ACKNOWLEDGMENT

STATE OF ARKANSAS)
) SS.
COUNTY OF BAXTER)

On this day before the undersigned, a Notary Public within and for the County and State aforesaid, duly commissioned and acting, appeared **Richard Biehler and Louann Biehler**, personally known to me to be the Grantors in the foregoing Deed, and stated that **they** executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and official seal this 30 day of **April, 2021**.

My Commission Expires:




Notary Public

GRANTEE'S ADDRESS:

EXHIBIT "A"

Part of the SW 1/4 SW 1/4 of Section 12, Township 18 North, Range 12 West, Baxter County, Arkansas, described as follows:

From the Northwest corner of said SW 1/4 SW 1/4 of Section 12 go South 87° 36' 40" East 652.63 feet to a found 3/8 inch rebar, the point of beginning of the tract being described; then go South 87° 34' 29" East 259.61 feet to a found 3/8 inch rebar; then go South 30° 10' 25" East 60.44 feet to a found 3/8 inch rebar; then go South 01° 33' 21" West 747.83 feet to a set 3/8 inch rebar; then go North 87° 35' 26" West 294.89 feet to a set 3/8 inch rebar; then go North 01° 48' 21" East 798.79 feet to the point of beginning.

AND

A 30-foot wide road easement along the Easterly boundary of which is defined as follows:

From the Northwest corner of said SW 1/4 SW 1/4 of Section 12, go South 87° 36' 40" East 652.63 feet; then go South 87° 34' 29" East 259.61 feet to a found 3/8 inch rebar; then go South 30° 10' 25" East 60.44 feet to a found 3/8 inch rebar, the point of beginning of the East boundary being described; then go South 30° 10' 25" East 289.55 feet to a 3/8 inch rebar in the centerline of a 60' wide road easement shown at RS-687-94 and CS-F-245. The terminus of the Easterly boundary being described.



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: 120-210266-AS

Grantee: WILLIAM H. SMITH AND SHELBY M. SMITH
Mailing Address: 2640 CUTOFF RD
VIOLET HILL AR 725840000

Grantor: RICHARD BIEHLER AND LOUANN BIEHLER
Mailing Address: P.O. BOX 1423
MOUNTAIN HOME AR 726540000

Property Purchase Price: \$16,500.00
Tax Amount: \$56.10

County: BAXTER
Date Issued: 04/30/2021
Stamp ID: 1608296448

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): Alley Abstract

Grantee or Agent Name (signature): Smith **Date:** 4-30-21

Address: 100 E. 7th Street

City/State/Zip: Mountain Home, Ar 72653