



WARRANTY DEED

(married persons)

KNOW ALL MEN BY THESE PRESENTS:

That we, **Harold Luper and Glenda Sue Luper, husband and wife**, hereinafter called "Grantors", for good and valuable consideration in hand paid by **Bennie W. Milam Jr. and Rachelle Milan, a married couple**, hereinafter called Grantee(s), the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **Bennie W. Milam Jr. and Rachelle Milan, a married couple**, and Grantee(s) heirs, successors and/or assigns, all of our right, title and interest in and to the following described land situated in **Madison County, State of Arkansas**, to-wit:

The Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty five (35) Township Fourteen (14) North of Range Twenty-Eight (28) West of the Fifth Principal Meridian in Madison County, Arkansas.

Also, a 40 foot wide access easement, for ingress and egress, to run Northeasterly from the Northwest side of the herein described 40 acre tract to the South end of Madison County Road No. 117 right of way, said easement described as being 20 feet of equal and uniform width either side of a centerline that is more particularly described as follows: Beginning at a point on the North line of said 40 acre tract that is N 88°51'45" E 226.9 feet from the Northwest corner of said 40 acre tract and running thence along the centerline of an existing dirt road the following: N 0°10' W 28.9 feet, N 14°07' W 68.2 feet, N 32°44' W 243.3 feet, N 23°34' W 109.1 feet, N 63°46' W 80 feet, N 29°10' W 65.8 feet, N 6°49' E 194.8 feet, N 12°21' W 178.5 feet, N 10°19' E 260.3 feet, N 2°42' E 367.1 feet, N 33°37' E 363.7 feet, N 8°13' E 291.8 feet, N 18°57' E 286.3 feet, N 24°09' E 339.0 feet, N 19°57' E 194.7 feet, N 34°29' E 159.1 feet, N 54°31' E 166.7 feet, N 44°51' E 395.1 feet, N 55°41' E 308.9 feet, N 63°30' E 223 feet, N 51°13' E 211.2 feet, N 50°26' E 155.3 feet, N 74°49' E 197.1 feet to said road intersection, thence continuing along said centerline N 15°30' E 69.7 feet to the South line of the SW 1/4 of the SW 1/4 of Section 25, Township 14 North, Range 28 West and the beginning of the centerline of an existing 40 foot wide access easement, for ingress and egress, that runs Northwesterly along the centerline of an existing dirt road to the South line of said Madison County Road No. 117 right of way.

Subject to easements, rights-of-way, and protective covenants of record, if any. Subject to all prior mineral reservations and oil and gas leases, if any.

TO HAVE AND TO HOLD the said lands and appurtenances thereunto belonging unto the said Grantee(s) and Grantee(s) heirs, successors and/or assigns, forever. And we, the said Grantors, hereby covenant that we are lawfully seized of said land and premises, that the same is unencumbered, and that we will forever warrant and defend the title to the said lands against all claims whatever.

Natural State Title File #: _____

Prepared by: Katherine M. Sager, Esq.

Sager Law Firm, P.A. P.O. Box 8212, Fayetteville, AR 72703

L202300024

MADISON CO. AR FEE \$25.00

PRESENTED & RECORDED

01/04/2023 12:04:13

TIFFANY MCDANIEL

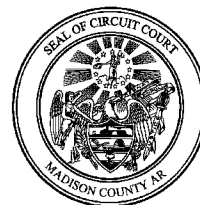
CIRCUIT CLERK AND RECORDER

BY: MCKAYLA MCCONNELL

DEPUTY CLERK

DEED

3 Pages



AND we, **Harold Luper and Glenda Sue Luper, husband and wife**, for and in consideration of the sum of money, do hereby release and relinquish unto the said Grantee(s) all our rights of curtesy, dower and homestead in and to the said lands.

WITNESS our hands and seals on this 3rd day of January, 20 23.

Harold Luper
Harold Luper

Glenda Sue Luper
Glenda Sue Luper

ACKNOWLEDGMENT

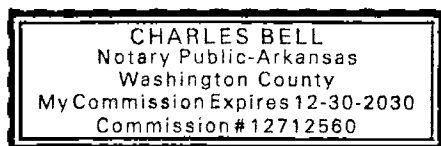
STATE OF Arkansas)
)ss.
COUNTY OF Washington)

On this the 3rd day of January, 20 23, before me, a Notary Public, personally appeared **Harold Luper and Glenda Sue Luper**, known to me (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 and purposes therein set forth.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires:

Charles Bell
Notary Public



After recording, please return to:
Natural State Title, LLC
4700 S. Thompson Street, Suite B-104
Springdale, AR 72764



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: 22-3392

Grantee:

BENNIE W MILAM JR AND RACHELLE D MILAM

Mailing Address:

2107 MADISON 4097
ELKINS AR 727270000

Grantor:

HAROLD LUPER AND GLENDA SUE LUPER

Mailing Address:

2107 MADISON 4097
ELKINS AR 727270000

Property Purchase Price:

\$102,000.00

Tax Amount:

\$336.60

County:

MADISON

Date Issued:

01/04/2023

Stamp ID:

1812781056

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): Natural State Title

Grantee or Agent Name (signature): ML Date: 1/4/23

Address: 4700 S Thompson St Ste B105

City/State/Zip: Springdale AR 72764