



**L202200851**

**MADISON CO. AR FEE \$25.00**

**PRESENTED & RECORDED**

**03/17/2022 16:20:01**

**JUDY FOSTER**

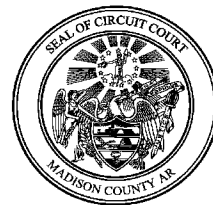
**CIRCUIT CLERK AND RECORDER**

**BY: ALLYSON WILSON**

**DEPUTY CLERK**

**DEED**

**3 Pages**



**WARRANTY DEED**

*(single person)*

KNOW ALL MEN BY THESE PRESENTS:

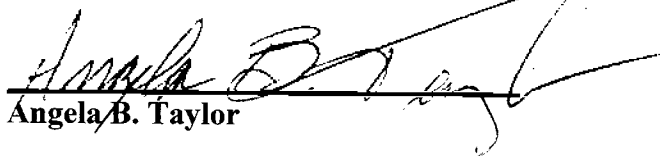
That I, **Angela B. Taylor, an unmarried person**, hereinafter called "Grantor", for good and valuable consideration in hand paid by **Bennie W. Milam, Jr. and Rachelle Dawn Milam, a married couple**, hereinafter called Grantee(s), do hereby grant, bargain, sell and convey unto **Bennie W. Milam, Jr. and Rachelle Dawn Milam, a married couple**, and Grantee(s) heirs, successors and/or assigns, all of my right, title and interest in and to the following described land situated in **Madison County, State of Arkansas**, to-wit:

**The North 1/2 of the NW 1/4 of the NE 1/4 of Section 35, T-14-N, R-28-W, of the Fifth Principal Meridian in Madison County, Arkansas. Subject to an easement over the existing road located over and above the above described real property for access benefitting the adjoining property to the South.**

**Subject to easements, rights-of-way, and protective covenants of record, 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 I, the said Grantor, hereby covenant that I am lawfully seized of said land and premises, that the same is unencumbered, and that I will forever warrant and defend the title to the said lands against all claims whatever.

WITNESS my hand and seal on this 11<sup>th</sup> day of March, 2022.

  
Angela B. Taylor

Natural State Title File #: \_\_\_\_\_

Prepared by: Katherine M. Sager, Esq.

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

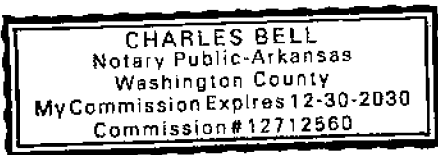
# ACKNOWLEDGMENT

STATE OF Arkansas )  
 )ss.  
COUNTY OF Washington )

On this the 11<sup>th</sup> day of March, 2022, before me, a Notary Public, personally appeared **Angela B. Taylor**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and acknowledged that s/he 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: 22-2699

**Grantee:** BENNIE W. MILAM JR. AND RACHELLE DAWN MILAM  
**Mailing Address:** MOL 20 ACRES, MC 4099  
HUNTSVILLE AR 727400000

**Grantor:** ANGELA B. TAYLOR  
**Mailing Address:** 9936 QUAILTRACE LN  
JACKSONVILLE FL 322190000

**Property Purchase Price:** \$57,000.00  
**Tax Amount:** \$188.10  
**County:** MADISON  
**Date Issued:** 03/16/2022  
**Stamp ID:** 840570880

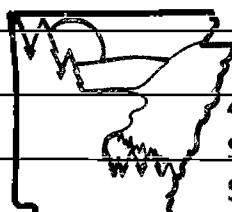
I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): \_\_\_\_\_

Grantee or Agent Name (signature): \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_



NATURAL STATE TITLE

4700 S. Thompson St.  
Ste. B 104  
Springdale, AR 72764