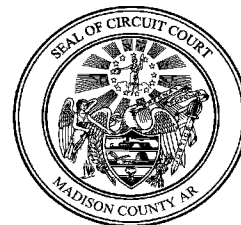


**L202201593****MADISON CO. AR FEE \$25.00****PRESENTED & RECORDED****05/20/2022 15:21:05****JUDY FOSTER**  
**CIRCUIT CLERK AND RECORDER****BY: ALLYSON WILSON**  
**DEPUTY CLERK****DEED****3 Pages****WARRANTY DEED***(married persons)*

KNOW ALL MEN BY THESE PRESENTS:

That we, **Lori L. Hodges and Michelle Wilson, a married couple**, hereinafter called "Grantors", for good and valuable consideration in hand paid by **Bennie W. Milam Jr. and Rachelle Milam, 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 Milam, 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 South Half of the Northwest Quarter of the Northeast Quarter (S½NW¼NE¼) of Section Thirty-five (35), Township Fourteen (14) North, Range Twenty-eight (28) West of the Fifth Principal Meridian in Madison County, Arkansas.**

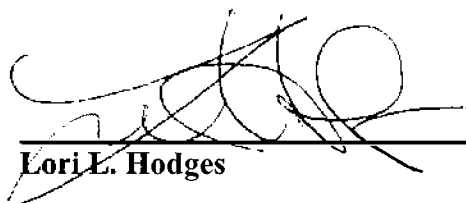
**Subject to a 1/2 interest in all oil, gas and mineral on and under the lands retained by Walter J. Moeller, as Trustee of the Walter J. Moeller Trust u/t/d July 21, 1994; Wyma Pearson and C.T. Pearson, Jr., her husband in Warranty Deed recorded October 5, 2007 as document L2007-3381.**


**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.

AND we, **Lori L. Hodges and Michelle Wilson, a married couple**, 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 13 day of May, 2022.

  
\_\_\_\_\_  
**Lori L. Hodges**

  
\_\_\_\_\_  
**Michelle Wilson**


**ACKNOWLEDGMENT**

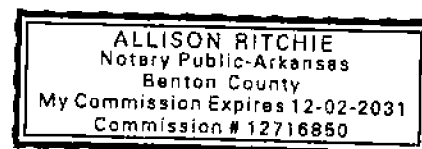
STATE OF Arkansas )  
 )ss.  
COUNTY OF Benton )

On this the 13 day of May, 2023, before me, a Notary Public, personally appeared **Lori L. Hodges and Michelle Wilson**, 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:

  
\_\_\_\_\_  
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: 22-2836

**Grantee:** BENNIE W. MILAM, JR AND RACHELLE MILAM  
**Mailing Address:** MADISON 4099  
HUNTSVILLE AR 727400000

**Grantor:** LORI HODGES AND MICHELLE WILSON  
**Mailing Address:** 16045 TRAPP HILL RD  
WEST FORK AR 727740000

**Property Purchase Price:** \$44,000.00  
**Tax Amount:** \$145.20

**County:** MADISON  
**Date Issued:** 05/20/2022  
**Stamp ID:** 23369728

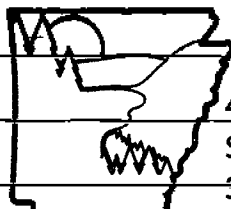
I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

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

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

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

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



4700 S. Thompson St. Date: \_\_\_\_\_  
Ste. B 104  
Springdale, AR 72764

NATURAL STATE TITLE