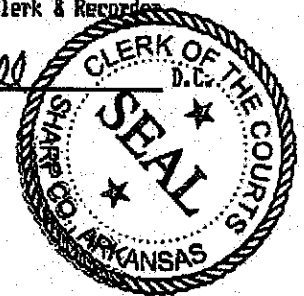


CERTIFICATE OF RECORD
Record Book
Filed: 01/03/2023 11:03 am
Pages: 3 (00031-00033)
Sharp County Arkansas
Alisa Black Circuit Clerk & Recorder

By: 



WARRANTY DEED (With Relinquishment of Dower and Curtesy)

KNOW ALL PERSONS BY THESE PRESENTS:

That, We, **DENNIS JOHN REDDISH and DEANA REDDISH**, husband and wife, "**GRANTORS**", for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by **THOMAS BURKHARDT and KANDI ANN BURKHARDT**, husband and 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 lands lying in the County of Sharp, State of Arkansas, to-wit:

The following lands in Sharp County, Arkansas, to-wit: That part of the Southwest Quarter of Section 5 and part of the Northwest Quarter of Section 8, all in Township 21 North, Range 4 West, described as follows: Beginning at the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 5, thence South 88°44'48" East along the South line of Section 5, 322.14 feet to the true point of beginning, thence continue South 88°44'48" East along said South line, 51.39 feet; thence North 02°15'21" East 899.88 feet to the North line of the State of Arkansas; thence South 89°13'59" East along said North line, 599.07 feet; thence South 05°36'27" East 911.36 feet to the South line of Section 5; thence South 02°15'21" West 524.00 feet; thence North 88°44'45" West 1200 feet; thence North 02°15'21" East 834.00 feet; thence South 88°44'45" East 325.00 feet; thence North 02°15'21" East 588.59 feet to the North line of the State of Arkansas; thence South 89°13'59" East along said North line 100.00 feet; thence South 02°15'21" West 899.44 feet to the point of beginning proper; containing 32.51 acres, more or less. Subject to a Road easement along the North side for State Line Road. Survey by M²Surveying, Doug Moore, Licensed Surveyor dated August 5, 2019.


"SUBJECT TO RIGHT OF WAY/EASEMENTS AND RESTRICTIONS, IF ANY"

TO HAVE AND TO HOLD the same unto the **GRANTEES** and unto their heirs, successors and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging.

And **GRANTORS** hereby covenant with said **GRANTEES** that **GRANTORS** will forever warrant and defend the title to the said lands against all lawful claims whatsoever, if any.

AND We, **DENNIS JOHN REDDISH and DEANA REDDISH**, husband and wife, for and in consideration of said sum of money do hereby respectively release and relinquish unto the said **GRANTEES**, all of our respective rights of dower, curtesy and homestead in and to the said lands.

IN TESTIMONY WHEREOF, the names of the **GRANTORS** are affixed this 20th day of December, 2022.


DENNIS JOHN REDDISH


DEANA REDDISH

ACKNOWLEDGMENT

State of Arkansas
County of Fulton

On this 20 day of December, 2022, before me, Teresa Magdalena, a Notary Public, (or before any officer within this State or without the State now qualified under existing law to take acknowledgments), appeared the within named DENNIS JOHN REDDISH and DEANA REDDISH, husband and wife, to me personally well known (or satisfactorily proven to be such person), who stated and acknowledged that they had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 20 day of December, 2022.

My Commission Expires: 05-12-2026
Magdalena
State of Texas, Notary Public

Prepared by:
Donald M. Brown
Attorney-at-Law
103 E. Broadway St.
Bolivar, MO 65613



File No.: 22-788

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

Grantee or Grantee's Agent: _____
Grantee's Address: _____
