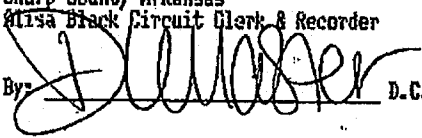


This Instrument Prepared by:
Carla Powell
Attorney at Law
P.O. Box 387
Ash Flat, AR 72513



CERTIFICATE OF RECORD
Record Book
Filed: 07/23/2024 03:13 pm
Pages: 2 (12845-12846)
Sharp County Arkansas
Misa Black Circuit Clerk & Recorder

By:  D.C.

*(This space for recording information only)

**LIMITED WARRANTY DEED
UN-MARRIED INDIVIDUAL**

KNOW ALL MEN BY THESE PRESENTS:

THAT I, **JOSEPH BRENNAN**, A SINGLE PERSON, GRANTOR, for and in consideration of the sum of ONE DOLLAR and other valuable considerations (\$1.00 & O.V.C.), in hand paid by **BRIAN PLACKO AND TEMONIA FOSTER, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY, GRANTEES**, the receipt of which is hereby acknowledged, hereby grant, bargain, sell and convey unto the said GRANTEES, and unto their heirs and assigns forever, the following lands lying in SHARP County, Arkansas:

Part of the West Half of the Northwest Quarter (W 1/2 NW 1/4) of Section 15, Township 19 North, Range 4 West, Acreage: 2.95. Parcel Number: 001-02861-000, As shown on Limited Warranty Deed No. 237939 filed for record on October 11, 2023 in Book 2023 at Page 22294 in the land records of the Sharp County Circuit Clerk.

To have and to hold the same unto said GRANTEES, and unto their heirs and assigns forever, with all appurtenances thereunto belonging.

And I hereby covenant with said GRANTEES that I will warrant title only against encumbrances done or suffered by said Grantor.

Witness my hand and seal this 23 day of July, 2024.

[Signature]
JOSEPH BRENNAN

ACKNOWLEDGMENT.

STATE OF Arkansas
COUNTY OF Sharp

On this day personally appeared before me, **JOSEPH BRENNAN, A SINGLE PERSON, GRANTOR**, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he had executed the same for the purposes therein contained.

WITNESS my hand and official seal this 23 day of July, 2024.

My Commission Expires:
May 15, 2034



[Signature]
NOTARY PUBLIC

* No closing assistance or title work provided. Document preparation only. This instrument was prepared without benefit of a search and solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed

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. No money changed hands.

Brian Placko
Grantee/Agent

4041 Hwy 62 East
Address

Salem AR 72576