

FILED
COUNTY OF FULTON
STATE OF ARKANSAS
DOC. # 2023-13109
PAGES 1 OF 3
DATE 2/8/2023 TIME 4:00 AM/PM
VICKIE BISHOP
CIRCUIT & COUNTY CLERK
Vickie Bishop

**WARRANTY DEED
(INDIVIDUAL)**

KNOW ALL PERSONS BY THESE PRESENTS:

That, **ASHDON DOWNEY**, a single person, hereinafter called "**GRANTOR**", 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 **BRANDON PELSHAW**, hereafter called the "**GRANTEE**", the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto said **GRANTEE**, and unto his heirs and assigns forever, the following described property situated in the County of Fulton, State of Arkansas, to-wit:

Lot Seven (7), Mammoth Spring Acres Subdivision, per recorded plat filed in Plat Book 4, page 150 and subject to the easements, notes, and other indicated restrictions on said plat or plats and subject to the conditions and restrictions as set forth in the Bill of Assurance filed in Misc. Book 14, page 606 and amendments thereto, if any of record in the office of the Circuit Court Clerk and Ex-Officio Recorder of Fulton County, Arkansas.

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

TO HAVE AND TO HOLD the same unto the **GRANTEE** and unto his heirs and assigns forever, with all appurtenances thereunto belonging. And the **GRANTOR** hereby covenants with **GRANTEE** that the **GRANTOR** will forever warrant and defend the title to the property against all lawful claims whatsoever.

WITNESS my hand this 27th day of January, 2023

Ashton Downey

ASHDON DOWNEY