

CERTIFICATE OF RECORD
Record Book
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Sharp County Arkansas
Tonny Estes Circuit Clerk & Recorder

By: *R. Carter*



WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS:

THAT I, Dena Rose, a single person, hereinafter referred to as GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00), and other valuable consideration, in hand paid by O.U.R Properties, LLC., hereinafter referred to as GRANTEE, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said GRANTEE, O.U.R. Properties, LLC., and unto its successors and assigns forever, the following lands lying in the County of SHARP and State of Arkansas, to-wit:

Part of Lots 64, 65, and 97 lying East of State Highway #167, in the Town of Evening Shade, Arkansas, also described as: Part of the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 3, Township 16 North, Range 6 West, being more fully described as: Beginning at a point of the East Right of Way Line of Highway #167, point being 330.66 feet South and 126 feet East of the Northwest (NW) corner thereof; thence following the South Side of a Country Road North 84 degrees 30 minutes East 202.3 feet; thence South 77 degrees 46 minutes East 64 feet; thence South 63 degrees 07 minutes East 130.5 feet; thence South 53 degrees 07 minutes East 147 feet; thence South 8 degrees 30 minutes West 77 feet; thence North 53 degrees 07 minutes West 142 feet; thence North 63 degrees 07 minutes West 130.5 feet; thence North 77 degrees 46 minutes West 64 feet; thence South 84 degrees 30 minutes West 202.3 feet to the East Right of Way Line of Highway 167; thence following said Right of Way line North 9 degrees East 80 feet to the point of beginning.

To have and to hold the same unto the said GRANTEE, O.U.R. Properties, LLC., and unto its successors and assigns forever, with all appurtenances thereunto belonging.

AND I, GRANTOR, hereby covenant with the said GRANTEE that I will forever warrant and defend the title to the said lands against all claims whatever.

WITNESS my hand and seal on this 10th day of AUGUST, 2015.

Dena Rose
Dena Rose

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF SHARP

On this day, personally appeared before me, A Notary Public, duly commissioned and acting, in and for the county and state aforesaid, **Dena Rose**, a single person, known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the consideration and purposes therein contained.

WITNESS my hand and official seal this 10th day of AUGUST, 2015.

Michelle Norris
Notary Public
(SEAL)

My commission expires:

5-23-24

This Instrument Prepared
Under the Supervision of:
LARRY DEAN KISSEE
Attorney at Law
P.O. Box 323
Ash Flat, AR 72513



***Note- This Deed has been prepared without benefit of any title services. Legal description provided by Grantor.**

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.

Dena Rose AGENT/GRANTEE
113 Simstown Rd ADDRESS
EVENING SHADE, A.R.
72532