

This Instrument Prepared by:
Eric Bray
Attorney at Law
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Ash Flat, AR 72513

BOOK 2015 PAGE 7116
LAND RECORDS Book
7/7/2015 3:24:02 PM
SHELLY DOWNING
Circuit Clerk - IZARD County, AR

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*(This space for recording information only)

UNMARRIED PERSON
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT I, KELLY BAXTER, GRANTOR, for and in consideration of the sum of One and other valuable considerations DOLLARS (\$1.00 & O.V.C.), in hand paid by LARRY VERNIER, GRANTEE, the receipt of which is hereby acknowledged, hereby grant, bargain, sell and convey unto the said GRANTEE, and unto his heirs and assigns forever, the following lands lying in Izard County, Arkansas:

Lot 713, Pioneer Park Addition, Horseshoe Bend Estates, a subdivision in Izard County, Arkansas, as the same is shown and designated on the plat of same filed in the office of the County Clerk of Izard County, Arkansas, on the 9th day of August, 1965, and subject to road and utility easements.

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

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

Witness my hand and seal this 3 day of July, 2015.

Kelly Baxter
KELLY BAXTER

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

Grantee/Agent

ACKNOWLEDGMENT

STATE OF Florida
COUNTY OF St Johns

On this day personally appeared before me, KELLY BAXTER, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

WITNESS my hand and official seal this 3 day of July, 2015.

My Commission Expires:

08-29-2017

[Signature]
NOTARY PUBLIC

