

**File# 2024-00022692**

After recording please return to:  
Waco Title Company  
2592 S. 48th St.  
Springdale, AR 72762

**WARRANTY DEED  
MARRIED PERSONS**

**File #: 2409628-131**

**KNOW ALL MEN BY THESE PRESENTS:**

That we, **Jeff Holifield and Dawn Holifield, husband and wife**, hereinafter called GRANTOR(S), for and in consideration of the sum of ---One AND 00/100--- DOLLARS---(\$1.00)---and other good and valuable consideration in hand paid by **Gregg S. Beauchamp and Leah E. Beauchamp, husband and wife**, hereinafter called GRANTEE(S), the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto GRANTEE(S), and unto their heirs and assigns forever, the following lands lying in **Washington County, Arkansas** to-wit:

**Part of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section Seven (7), Township Fourteen (14) North, Range Twenty-nine (29) West, Washington County, Arkansas, more particularly described as beginning at a point 330 feet South of the Northwest corner of said 40 acre tract and thence South 330 feet; thence East 1320 feet; thence North 330 feet; thence West 1320 feet to the place of beginning, containing 10 acres, more or less.**

**AND**

**The South Twenty (20) acres of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section Seven (7), Township Fourteen (14) North, Range Twenty-nine (29) West, Washington County, Arkansas. Subject to easements, right of ways, and protective covenants of record.**

**Subject to easements, rights-of-way, and protective covenants of record, if any.  
Subject to all prior mineral reservations and oil and gas leases.**

**TO HAVE AND TO HOLD** the same unto the said GRANTEE(S), and unto its successors and assigns forever, with all appurtenances thereunto belonging.

**And GRANTOR(S)** hereby covenant with said GRANTEE(S) that we will forever warrant and defend the title to the said lands against all claims whatsoever.

**And GRANTOR(S)**, for and in consideration of the said sum of money, do hereby release and relinquish unto the said Grantee(s) all our rights of curtesy, dower and homestead in and to the said lands.

Prepared under the supervision of  
Buckley Bridges, Attorney  
2592 S. 48<sup>th</sup> St.  
Springdale, AR. 72762

WITNESS our hands and seals on this 27<sup>th</sup> day of August, 2024.

[Signature]  
Jeff Holifield

[Signature]  
Dawn Holifield

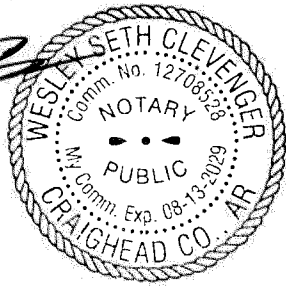
**ACKNOWLEDGMENT**

STATE OF Arkansas )  
COUNTY OF Craighead ) SS.

On this day, before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named **Jeff Holifield and Dawn Holifield** known to me (or satisfactorily proven) to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they had executed the same for the consideration, uses and purposes therein set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 27<sup>th</sup> day of August, 2024.

[Signature]  
Notary Public



My Commission Expires:  
08-13-2029

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.

GRANTEE OR AGENT: WACO Title As Agent

GRANTEE'S ADDRESS: 2 E. Boulder Creek #207,  
Fayetteville, AR  
72703



STATE OF ARKANSAS  
DEPARTMENT OF FINANCE AND ADMINISTRATION  
MISCELLANEOUS TAX SECTION  
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

**Real Estate Transfer Tax Stamp**

Proof of Tax Paid



File Number: 2409628-131

**Grantee:** GREGG S. BEAUCHAMP AND LEAH E. BEAUCHAMP  
**Mailing Address:** 2 E BOULDER CREEK BLVD  
FAYETTEVILLE AR 727036326

**Grantor:** JEFF HOLIFIELD AND DAWN HOLIFIELD  
**Mailing Address:** 501 BRENTWOOD DR  
JONESBORO AR 724049055

**Property Purchase Price:** \$284,500.00  
**Tax Amount:** \$940.50

**County:** WASHINGTON  
**Date Issued:** 09/03/2024  
**Stamp ID:** 1212545024

Washington County, AR  
I certify this instrument was filed on  
9/3/2024 11:10:24 AM  
and recorded in REAL ESTATE

File# 2024-00022692  
Kvle Svlvester - Circuit Clerk

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

Grantee or Agent Name (printed): Gregg S. Beauchamp and Leah E. Beauchamp

Grantee or Agent Name (signature): WACO Title as Agent Date: 9/3/24

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_