

MAIL TAX STATEMENT TO:  
Elizabeth & William Woodruff  
706 N. Ridgeview Dr.  
Mtn. View, AR 72560



**L201802883**

STONE CO, AR FEE \$25.00

PRESENTED: 11-28-2018 03:45:34 PM

RECORDED: 11-28-2018 03:45:34 PM

ANGIE HUDSPETH-WADE

COUNTY AND CIRCUIT CLERK

BY: VALERIE STAIR

DEPUTY CLERK

BK: DEED 191

PG: 434-436

**WARRANTY DEED**  
**MARRIED PERSONS**

KNOW ALL BY THESE PRESENTS:

That WE, **THOMAS G. SIMMONS** and **RHONDA B. SIMMONS**, Husband and Wife, **GRANTORS**, for and in consideration of the sum of **TEN and 00/100 DOLLARS**, and Other Valuable Consideration (**\$10.00 & O.V.C.**), paid by **ELIZABETH ANN WOODRUFF** and **WILLIAM DAVID WOODRUFF**, Wife and Husband, **GRANTEES**, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, and convey unto the **GRANTEES** and unto their heirs and assigns forever, the following described lands situated in Stone County, Arkansas, to wit:

Lots 8 and 9, Block 4, Ridgeview Acres Subdivision further described by metes and bounds as follows: Pt. NW  $\frac{1}{4}$  SW Fr  $\frac{1}{4}$ , described as beginning at the NW corner of said NW  $\frac{1}{4}$  SW Fr  $\frac{1}{4}$ , thence East along the North line 1158.5 feet to the beginning point of the land herein described; thence East 212 feet to the NE corner; thence South along the East line 180 feet to a road; thence along said road S 54  $\frac{1}{2}$  deg W 137 feet and S 58 deg W 116 feet to a point; thence North 315 feet to the point of beginning.

Section 31, Township 15 North, Range 10 West

**SUBJECT TO ALL EASEMENTS BOTH PUBLIC AND PRIVATE.**

**SUBJECT TO ANY PRIOR RESERVATIONS OR CONVEYANCES OF ANY OIL, GAS, OR MINERAL INTERESTS OR ROYALTIES THAT MAY APPEAR OF RECORD.**

To have and to hold the same unto the **GRANTEES**, and unto their heirs and assigns, forever, with all tenements, appurtenances, and hereditaments thereunto belonging. And we hereby covenant with said **GRANTEES** that we will forever warrant and defend the title to the lands against all lawful claims whatsoever, and we do further hereby release and relinquish unto the **GRANTEES**, and unto their heirs and assigns forever, all our rights and possibility of dower, curtesy, and homestead in and to the above-described lands.

THIS INSTRUMENT PREPARED BY:  
J. TYLER HENDERSON  
ATTORNEY AT LAW, PLLC  
MOUNTAIN VIEW, AR