

Lenders Title Company

Authorized Agent
for
Old Republic National Title Insurance Company

COMMITMENT FOR TITLE INSURANCE

Please read the exceptions and the terms shown or referred to herein carefully. The exceptions are meant to provide you with notice of matters that are not covered under the terms of the title insurance policy and should be carefully considered.

This report is a written representation as to the condition of title for purposes of providing title insurance and lists all liens, defects, and encumbrances filed of record within the last thirty (30) years that have not been released of record or that are not statutorily expired.

No title insurance agent or any other person other than a licensed Arkansas attorney may provide legal advice concerning the status of title to the property described in the title commitment.

SCHEDULE A

Date Issued: **June 2, 2015, 11:00 am**
Commitment No: **15-068691-300**
Effective Date: **May 12, 2015, 7:30 am**

Prepared For: **Arkansas Development Finance Authority**

- | | | POLICY AMOUNT |
|-----|---|--------------------|
| 1. | The policy or policies to be issued are: | |
| (a) | ALTA Owner's Policy - 06-17-06
Proposed Insured: Carolyn Willis | \$74,500.00 |
| (b) | ALTA Loan Policy - 06-17-06
Proposed Insured: Arkansas Development Finance Authority, its respective successors and assigns as their interests may appear

Proposed Borrower: Carolyn Willis | \$74,500.00 |
| 2. | The Estate or interest in the land described or referred to in this Commitment and covered herein is a Fee Simple . | |
| 3. | Title to said estate or interest in said land is at the effective date hereof of record in:
Arkansas Development Finance Authority | |

Old Republic National Title Insurance
Company

This commitment is invalid unless the
Insuring provisions and Schedules A
& B are attached.

Countersigned
Lenders Title Company
2207 Fowler Avenue
Jonesboro, AR 72401
870-935-7410
Arkansas Title Agency License No. 100111646

COPY

Barbara Howard

By: Barbara J. Howard,
Title Agent License No.: 9895381

4. The land referred to in this Commitment is located in the County of Craighead, State of Arkansas and described as follows:

Lot 2, of Beacons and Bridges First Addition to the City of Jonesboro, Craighead County, Arkansas, Replat of Lots 6, 7, and 8 of Watkins Subdivision of a part of the Southeast Quarter of the Southwest Quarter of Section 8, Township 14 North, Range 4 East, as shown by plat recorded in Plat Cabinet "C" page 193 in the records of Jonesboro, Arkansas, subject to easements and rights of way of record.

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B - SECTION I

Commitment No: 15-068691-300

Effective Date: May 12, 2015

I. The following are the requirements to be complied with:

1. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.
2. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest or mortgage to be insured.
3. **Furnish executed Owner's Disclosure & Agreement.**
4. **Payment of the General Taxes for the year 2014. (Parcel No. 01-144083-14200)**
5. **Release of subject property from Mortgage executed by Beacons and Bridges, Inc. in favor of The City of Jonesboro, Department of Community Development, dated March 27, 2007 in the original amount of \$25,290.00 and recorded on April 6, 2007, in Book 1273 at Page 584 in the records of Jonesboro, Craighead County, Arkansas. Affected by Subordination Agreement recorded on September 23, 2008, in Book 1372 at Page 81, records of Craighead County, Arkansas.**
6. **Release of subject property from Mortgage executed by Beacons and Bridges, Inc. in favor of Arkansas Development Finance Authority dated September 8, 2008 in the original amount of \$425,000.00 and recorded on September 23, 2008, in Book 1372 at Page 70 in the records of Jonesboro, Craighead County, Arkansas.**
7. **Warranty Deed from Arkansas Development Finance Authority executed by an officer of said corporation, duly authorized by proper resolution of the Board of Directors, vesting fee simple title in Carolyn Willis.**
8. **Furnish a certified copy of the corporate resolution of the Board of Directors of Arkansas Development Finance Authority authorizing the Corporation to enter into the transaction contemplated hereby and designating the officer or officers to execute all necessary instruments in connection therewith.**
9. **Mortgage or deed of trust from Carolyn Willis (and spouse, if married) to Arkansas Development Finance Authority.**

NOTE: The instruments required by this commitment must be executed by the properly identified and authorized parties to this transaction. Any variance requires underwriting approval by the Company prior to closing.

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B - SECTION II

Commitment No: 15-068691-300

Effective Date: May 12, 2015

- II. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.
1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
 2. Standard Exception:
 - (a) Rights or claims of parties in possession not shown by the public records.
 - (b) Easements or claims of easements, not shown by the public records.
 - (c) Encroachments, overlaps, boundary line disputes and any matters which would be disclosed by an accurate survey and inspection of the premises.
 - (d) Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
 3. Special Exceptions:
 - (a) **Building setback lines and easements as shown on plat of record in Plat Cabinet "C" Page 193 in the records of Jonesboro, Craighead County, Arkansas.**
 - (b) **Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Dedication Deed recorded in Deed Record 161 Page 601 and Deed Restriction recorded in Book 1372 Page 77 in the records of Jonesboro, Craighead County, Arkansas, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.**
 - (c) **Taxes and assessments for the year 2015 and thereafter, plus any penalties and interest which may accrue.**
 - (d) **Loss arising from any security interests evidenced by financing statements filed of record with the Circuit Clerk of Craighead County, Arkansas or the Secretary of State of Arkansas as of the effective date hereof under the Uniform Commercial Code.**
 - (e) **Loss arising from any judgment liens or other liens of record in any United States District Court or Bankruptcy Court in the State of Arkansas as of the Effective Date hereof that are not reflected in the real property records of the county in which the property is located.**
 - (f) **Loss arising from any Oil, Gas or Mineral interests, conveyed, retained, assigned or any activity or damage to the insured land caused by the exercise of sub-surface rights or ownership, including but not limited to the right of ingress and egress for said sub-surface purposes.**