



**LENDERS TITLE**  
**C O M P A N Y**

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**LIMITED TITLE SEARCH**

Date: October 10, 2016  
Prepared For: City of Jonesboro - Code Enforcement, Michael Tyner  
File Number: 16-071508-300

Lenders Title Company hereby certifies that the records of the Circuit Clerk of Craighead County, Arkansas have been examined as to the following described property from June 9, 2011 at 7:30 AM to September 12, 2016 at 7:30 AM:

Part of the Northwest Quarter of the Northeast Quarter of Section 17, Township 14 North, Range 4 East, more particularly described as follows: Begin at the Northwest corner of said Northwest Quarter of the Northeast Quarter; thence South 1 degree 32 minutes West along the 40 acre line 784 feet to the point of beginning proper; thence South 88 degrees 28 minutes East 186.6 feet; thence in a Southeasterly direction along a 37 degree 44 minute curve to the right 15.7 feet; thence South 0 degrees 53 minutes West 89.3 feet; thence North 88 degrees 28 minutes West to the West line of said Northwest Quarter of the Northeast Quarter; thence North 1 degree 32 minutes East along said West line 105 feet to the point of beginning proper.

The following instruments were found of record during the aforementioned period which affect the above described property:

SPECIAL WARRANTY DEED from BancorpSouth Bank, to Fred Lyles MDPA, dated June 1, 2011, filed June 9, 2011 at 4:33 PM, recorded in Document Number JB2011R-008905 in the records of Jonesboro, Craighead County, Arkansas.

MORTGAGE executed by Fred Lyles, a married person, Kevin Lyles, a married person, Dr. Fred L. Lyles, M.D., P.A., an Arkansas Corporation, in favor of Centennial Bank, dated April 1, 2014, filed April 9, 2014 at 4:12 PM, recorded in Document Number JB2014R-005268 in the records of Jonesboro, Craighead County, Arkansas, securing the amount of \$850,000.00.

REAL ESTATE TAXES for the year 2014 have not been paid and are now delinquent. Special Assessments for Drainage District 20 for the year 2015 have not been paid and are now delinquent. Real Estate Taxes for the year 2015 and Special Assessments for Drainage District 20 for the year 2016 have not been paid and are now due. (Parcel Number 01-144171-01600)

Judgments have been checked on Dr. Fred L. Lyles MD, PA during the aforementioned period, and the following were found:

NONE

This Limited Title Search is intended for the exclusive use of the addressee for informational purposes only. Lenders Title Company is not expressing or attempting to express an opinion as to the validity of the title to the above described property nor as to the validity of any encumbrances, both recorded and unrecorded, that pertain to the above described property. While Lenders Title Company believes that the information stated above is accurate, no assurances are made nor is any liability assumed by Lenders Title Company for any incorrect information stated herein or omitted herefrom. For assurances as to the title to the above described property, addressee should obtain a title insurance policy.

Sincerely,

**Lenders Title Company**

  
By: Rachel Hendrix