

LAW OFFICES
WARD & MOONEY
214 EAST WASHINGTON
JONESBORO, ARKANSAS 72402
AREA CODE 501 WEBSTER 5-5845

May 8, 1967

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Hon. Neil Stallings
Mayor of Jonesboro
City Hall
Jonesboro, Arkansas 72401

Dear Mayor:

At your request I have examined abstract of title prepared by Markle Abstract Company of Jonesboro, Arkansas, containing a total of 79 pages and certifying from the earliest possible public records to and including the 2nd day of May, 1967, at 1:00 p.m., so far as the same concerns the record title to the following described real property situated in Craighead County, Arkansas, to-wit:

Lot 4 of Cobb & Lee's Survey of the Southeast Quarter of the Southeast Quarter of Section 18, Township 14 North, Range 4 East.

I am of the opinion that said abstract of title shows a merchantable, fee simple record title to the above described property as of May 2, 1967, at 1:00 p.m. to be vested in Billie Vanpelt and Evelyn Vanpelt, his wife. This land, however, is subject to the following:

1. 1966 real estate taxes have not been paid and they are now due and owing.
2. The abstract reflects that the land in question is subject to

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a vendor's lien retained in a Warranty Deed from Mittie Carter and Roy Sigler dated March 9, 1949, and filed for record March 10, 1949, in Record Book 116 page 593. This vendor's lien is a lien upon this property.

- 3. The abstract reflects that there is a mortgage on said property from Billie Vanpelt and Evelyn Vanpelt, his wife, to Roy Sigler dated April 1, 1954, and filed for record May 3, 1954, in Record Book 85 at page 447. This mortgage is a lien upon this property.
- 4. The abstract reflects that there is a mortgage from Billie Vanpelt and Evelyn Vanpelt, his wife, to Evelyn Grigsby dated October 21, 1957, and filed for record on October 23, 1957 in Mortgage Book 93 at page 519. This mortgage is a lien upon said property.
- 5. The abstract reflects that there is a mortgage from Billie Vanpelt and Evelyn Vanpelt, his wife, to Evelyn Grigsby, dated January 17, 1963, and filed for record January 18, 1963, in Mortgage Record Book 114 at page 220. Said mortgage is a lien upon this property.
- 6. Satisfy yourself that there are no outstanding debts for labor or material used in connection with any repairs or improvements on the premises for which a lien might be claimed.

This opinion does not cover any encroachments which might be revealed by a competent survey nor the right of any person or persons in possession of said property or any portion thereof, nor does this opinion cover the possibility of unrecorded mechanics' liens or materialman's liens for labor performed or material furnished in connection with this property within the last 120 days.

Cordially yours,

WARD & MOONEY

By _____