



INVOICE

Invoice #: 313935
Invoice Date: 2/8/2022
File Number: 22-081139-300

To:

City of Jonesboro - Code Enforcement
Attention: Michael Tyner
410 W. Washington
Jonesboro, AR 72401

From:

Lenders Title Company
Kristin McLaughlin
2207 Fowler Avenue
Jonesboro, AR 72401
870-935-7410

In Re: **Oscar Ramirez - 3103 Fairview, Jonesboro, AR 72401**

Description	Amount	Total
Title Search	\$150.00	\$150.00
30 year search on Tax Parcel: 01-144281-18500	Total	\$150.00

Thank you for your business!

Please Remit To:
Lenders Title Company
2207 Fowler Avenue
Jonesboro, AR 72401
870-935-7410



2207 Fowler Avenue
Jonesboro, Arkansas 72401
Phone: 870-935-7410
FAX: 870-933-7222

LIMITED TITLE SEARCH

Date: February 8, 2022
Prepared For: Michael Tyner, Code Enforcement for City of Jonesboro, Arkansas
File Number: 22-081139-300

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 January 1, 1980 at 07:30 a.m. to January 24, 2022 at 07:30 a.m.:

Lot 10 in Block "C" of Fairview Acres Subdivision to the City of Jonesboro, Arkansas, as shown by plat of record in Deed Record 123 page 126, and subject to easements as shown on recorded plat.

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

OPEN MORTGAGES/LIENS: NONE.

DEED CHAIN:

WARRANTY DEED from Saving Grace Rentals, LLC to Oscar Ramirez, a married person, dated May 24, 2021, filed May 25, 2021 in Instrument No. 2021R-012588 in the records of Jonesboro, Craighead County, Arkansas.

WARRANTY DEED from Lois Staggs, Trustee of the Lois Staggs Revocable Trust dated February 26, 2008 to Saving Grace Rentals, LLC, dated September 3, 2020, filed September 9, 2020 in Instrument No. 2020R-020607 in the records of Jonesboro, Craighead County, Arkansas.

WARRANTY DEED from Lois Staggs, a single person, to Lois Staggs, Trustee of the Lois Staggs Revocable Trust dated February 26, 2008, dated February 26, 2008, filed February 27, 2008 in Deed Book 768 Page 423 in the records of Jonesboro, Craighead County, Arkansas.

WARRANTY DEED from Alphonso Jackson, Secretary of Housing and Urban Development of Washington, D.C., to Lois Staggs, a single person, dated November 17, 2005, filed November 21, 2005 in Deed Book 711 Page 346 in the records of Jonesboro, Craighead County, Arkansas.

SPECIAL WARRANTY DEED from Washington Mutual Bank, FA, to Secretary of Housing and Urban Development, dated September 26, 2005, filed September 30, 2005 in Deed Book 707

Page 624 in the records of Jonesboro, Craighead County, Arkansas.

MORTGAGEE'S DEED from Marshall Lynn Riley and Brenda Riley via mortgage with MidSouth Bank D/B/A Midsouth Bank Mortgage to Washington Mutual Bank, FA, dated September 26, 2005, filed September 30, 2005 in Deed Book 705 Page 224 in the records of Jonesboro, Craighead County, Arkansas.

WARRANTY DEED from Cecil W. French and Melva French to Marshall Lynn Riley, dated March 1, 2002, filed March 6, 2002 in Deed Book 622 Page 325 in the records of Jonesboro, Craighead County, Arkansas.

WARRANTY DEED from Ruby Morris, a married woman, to Cecil W. French and Melva French, his wife, dated January 7, 1980, filed January 8, 1980 in Deed Book 277 Page 309 in the records of Jonesboro, Craighead County, Arkansas.

Judgments have been checked on Oscar Ramirez, Leon Ramirez 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

A handwritten signature in cursive script, appearing to read "Kristin Paige McLaughlin".

By: Kristin Paige McLaughlin

Arkansas Insurance Department
Contact Information:

Arkansas Insurance Department
1 Commerce Way, Suite 102
Little Rock, AR 72202
(800) 852-5494
(501) 371-2640

FACTS**WHAT DOES Lenders Title Company DO WITH YOUR PERSONAL INFORMATION?**

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> • Social Security number and credit history • transaction history and mortgage rates and payments • purchase history and wire transfer instructions <p>When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p>
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Lenders Title Company chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Lenders Title Company Can you limit this sharing? share?	
For our everyday business purposes— such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes— to offer our products and services to you	Yes	No
For joint marketing with other financial companies	Yes	No
For our affiliates' everyday business purposes— information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes— information about your creditworthiness	No	No
For our affiliates to market to you	No	No
For nonaffiliates to market to you	No	No

Questions?	Call 501-225-3519 or go to www.lenderstitlegroup.com
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Who we are

Who is providing this notice?

Lenders Title Company

What we do

How does Lenders Title Company protect my personal information?

To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.

How does Lenders Title Company collect my personal information?

We collect your personal information, for example, when you

- provide account information or give us your contact information
- pay us by check or make a wire transfer
- show us your government-issued ID

We also collect personal information from others, such as credit bureaus, affiliates, or other companies.

Why can't I limit all sharing?

Federal law gives you the right to limit only

- sharing for affiliates' everyday business purposes—information about your creditworthiness
- affiliates from using your information to market to you
- sharing for nonaffiliates to market to you

State laws and individual companies may give you additional rights to limit sharing.

Definitions

Affiliates

Companies related by common ownership or control. They can be financial and nonfinancial companies.

- *Our affiliates include companies such as our bank, mortgage companies, insurance companies, and securities brokerages.*

Nonaffiliates

Companies not related by common ownership or control. They can be financial and nonfinancial companies.

- *We do not share with nonaffiliates so they can market to you.*

Joint marketing

A formal agreement between nonfinancial financial companies that together market financial products or services to you.

- *Our joint marketing partners include companies such as credit card issuers to inform you about their products and/or services.*

Other important information

State laws and individual companies may give you additional rights to limit sharing. Please consult your state laws regarding information sharing.