



2207 Fowler Avenue  
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### **LIMITED TITLE SEARCH**

Date: January 22, 2024  
Prepared For: City of Jonesboro - Department of Planning & Zonine  
File Number: 24-083771-300  
Vested Owner: Rebird Investments, LLC

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 November 19, 1980 at 9:30 AM to January 8, 2024 at 7:30 AM:

A part of Block 15 of Patrick's Third Addition to the City of Jonesboro, Arkansas, more particularly described as follows: Commence at the Northeast corner of said Block Fifteen (15); thence West 150 feet; thence South 200 feet; thence East 150 feet; thence North 200 feet to the place of beginning.

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

#### **30 YEAR CHAIN OF TITLE:**

WARRANTY DEED executed by Roy R. Speaker and Myrtle M. Speaker, his wife, in favor of Lawrence E Dacus and Emma Sue Dacus, his wife, as tenants by the entirety, dated November 7, 1980, filed November 19, 1980 and recorded in Deed Record 284 page 645 in the records of Jonesboro, Craighead County, Arkansas.

CONTRACT FOR SALE OF REAL PROPERTY between Lawrence E Dacus and Emma Sue Dacus, his wife, and Olen Elrod and Sarah Maxine Elrod, his wife, dated January 28, 1982, filed February 1, 1982 and recorded in Deed Record 294 page 558 in the records of Jonesboro, Craighead County, Arkansas.

QUITCLAIM DEED executed by Olen Elrod and Sarah Maxine Elrod, his wife, in favor of Lawrence E Dacus and Emma Sue Dacus, his wife, as tenants by the entirety, dated August 23, 1982, filed August 23, 1982 and recorded in Deed Record 298 page 65 in the records of Jonesboro, Craighead County, Arkansas.

CONTRACT FOR SALE between Lawrence E Dacus and Emma Sue Dacus, his wife, and Robert A. Smith and Donna J. Smith, his wife, an undivided one-half interest, and Jacqueline

Pierce, an undivided one-half interest, dated December 30, 1983, filed January 3, 1984 and recorded in Deed Record 307 page 546 in the records of Jonesboro, Craighead County, Arkansas.

WARRANTY DEED executed by Donna J. Smith, a single person, and Jacqueline Pierce, a single person, in favor of James E. Smith and Cathy D. Smith, his wife, as tenants by the entirety, dated November 21, 1994, filed November 22, 1994 and recorded in Deed Record 470 page 204 in the records of Jonesboro, Craighead County, Arkansas.

WARRANTY DEED executed by Lawrence E. Dacus and Emma Sue Dacus, his wife, in favor of Donna J. Smith and Jacqueline Pierce, as joint tenants, dated November 21, 1994, filed November 22, 1994 and recorded in Deed Record 470 page 206 in the records of Jonesboro, Craighead County, Arkansas.

QUITCLAIM DEED executed by Cathy D. Smith, an unmarried person, in favor of James E. Smith, dated July 1, 1998, filed August 28, 1998 and recorded in Deed Record 563 page 850 in the records of Jonesboro, Craighead County, Arkansas.

LIS PENDENS NOTICE in the Matter of Pocahontas Federal Savings and Loan Association vs. James E. Smith and Cathy D. Smith, his wife, and Joan P. Smith, dated March 22, 1999, filed March 24, 1999 and recorded in Lis Pendens Book 7 page 990 in the records of Jonesboro, Craighead County, Arkansas.

DECREE in the Matter of Pocahontas Federal Savings and Loan Association vs. James E. Smith and Cathy D. Smith, his wife, and Joan P. Smith, dated May 10, 1999, filed May 25, 1999 and recorded in Chancery Book 195 page 335 and in Judgment Book 1 page 169, all in the records of Jonesboro, Craighead County, Arkansas.

REPORT OF SALE in the Matter of Pocahontas Federal Savings and Loan Association vs. James E. Smith and Cathy D. Smith, his wife, and Joan P. Smith, filed July 26, 1999 and recorded in Chancery Book 196 page 928 in the records of Jonesboro, Craighead County, Arkansas.

ORDER APPROVING COMMISSIONER'S DEED in the Matter of Pocahontas Federal Savings and Loan Association vs. James E. Smith and Cathy D. Smith, his wife, and Joan P. Smith, dated August 4, 1999, filed August 6, 1999 and recorded in Chancery Book 197 page 266 in the records of Jonesboro, Craighead County, Arkansas.

ORDER AFFIRMING COMMISSIONER'S SALE in the Matter of Pocahontas Federal Savings and Loan Association vs. James E. Smith and Cathy D. Smith, his wife, and Joan P. Smith, dated August 4, 1999, filed August 6, 1999 and recorded in Chancery Book 197 page 267 in the records of Jonesboro, Craighead County, Arkansas.

COMMISSIONER'S DEED executed by Ann Hudson, as Commissioner in Chancery in favor of Pocahontas Federal Savings and Loan Association, dated July 23, 1999, filed August 12, 1999 and recorded in Deed Record 579 page 954 in the records of Jonesboro, Craighead County, Arkansas.

CORPORATION WARRANTY DEED executed by Pocahontas Federal Savings & Loan Association in favor of Michael Darling and Joyce Darling, husband and wife, dated March 29, 2001, filed April 4, 2001 and recorded in Deed Record 604 page 348, in the records of Jonesboro, Craighead County, Arkansas.

DECREE OF DIVORCE, Michael Duane Darling vs. Joyce Jean Darling, dated October 20, 2008, filed October 21, 2008 and recorded in Domestic Relations Book 286 page 347 and in Judgment Book 74 page 973, in the records of Jonesboro, Craighead County, Arkansas.

QUITCLAIM DEED executed by Joyce Jean Darling in favor of Michael Duane Darling, dated September 19, 2008, filed October 23, 2008 and recorded in Deed Record 784 page 448, in the records of Jonesboro, Craighead County, Arkansas.

REDEMPTION DEED executed by John Thurston, Commissioner of State Lands in favor of Michael Duane Darling, dated April 25, 2013, filed May 9, 2013 and recorded as Instrument No. JB2013R-008775, in the records of Jonesboro, Craighead County, Arkansas.

REDEMPTION DEED executed by John Thurston, Commissioner of State Lands in favor of Michael Darling, dated April 25, 2013, filed May 9, 2013 and recorded as Instrument No. JB2013R-008774, in the records of Jonesboro, Craighead County, Arkansas.

GENERAL WARRANTY DEED executed by Michael Darling, a single person, in favor of MarMac Construction, LLC dated June 7, 2013, filed June 13, 2013 and recorded as Instrument No. JB2013R-011092 in the records of Jonesboro, Craighead County, Arkansas.

QUITCLAIM DEED executed by MARMAC Construction, LLC in favor of Redbird Investments, LLC, dated November 30, 2020, filed December 2, 2020, and recorded as Instrument No. 2020R-027715 in the records of Jonesboro, Craighead County, Arkansas.

**OPEN MORTGAGES/DEEDS OF TRUST:**

NONE

**TAX INFORMATION:**

General Taxes for 2022 and prior years are paid.

Parcel No. 01-144173-09000

Judgments have been checked on Redbird Investments, LLC; Marmac Construction, LLC; Michael Duane Darling, and Joyce Jean Darling 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 that reads "Tara V. Pierce".

By: Tara V. Pierce