



LENDERS TITLE
C O M P A N Y

2207 Fowler Avenue
Jonesboro, Arkansas 72401
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LIMITED TITLE SEARCH

Date: September 20, 2016
Prepared For: City of Jonesboro - Michael Tyner
File Number: 16-071441-300

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 December 29, 1977 at 7:30 AM to August 29, 2016 at 7:30 AM:

Lot 1 in Block "A" of Pratt Subdivision of a part of the Northwest Quarter of Section 8, Township 14 North, Range 4 East, Craighead County, Arkansas.

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

WARRANTY DEED from James Porter and Patricia Porter, his wife, to Charles H. Bowman and Maxine Bowman, his wife, as tenants by the entirety, dated December 29, 1977, filed February 8, 1978 at 8:30 AM, recorded in Deed Book 253 Page 592 in the records of Jonesboro, Craighead County, Arkansas.

MORTGAGE executed by Charles H Bowman and Vivian M Bowman aka Maxine Bowman, husband and wife, in favor of Regions Bank, dated February 11, 2009, filed March 6, 2009 at 9:46:33 AM, recorded in Mortgage Book 1395 Page 942 in the records of Jonesboro, Craighead County, Arkansas, securing the amount of \$12,051.39.

NOTICE OF TAX LIEN filed by Michael Tyner, Code Enforcement, against Marsha Segalla, Owner, approved by Phillip Crego, City Attorney, dated August 4, 2014, filed on August 5, 2014 at 10:50 AM, recorded in Document Number JB2014R-012569 in the records of Jonesboro, Craighead County, Arkansas, in the amount of \$169.50.

NOTICE OF TAX LIEN filed by Michael Tyner, Code Enforcement, against Charles Bowman, Owner, approved by Carol Duncan, City Attorney, dated June 4, 2015, filed on June 5, 2015 at 2:17 PM, recorded in Document Number JB2015R-008530 in the records of Jonesboro, Craighead County, Arkansas, in the amount of \$169.50.

NOTICE OF TAX LIEN filed by Michael Tyner, Code Enforcement, against Charles Bowman, Owner, approved by Carol Duncan, City Attorney, dated August 3, 2015, filed on August 12, 2015 at 11:56 AM, recorded in Document Number JB2014R-012569 in the records of Jonesboro, Craighead County, Arkansas, in the amount of \$169.25.

REAL ESTATE TAXES for the years 2013 and 2014 have not been paid and are now delinquent. Real Estate Taxes for the year 2015 have not been paid and are now due. (Parcel Number 01-144082-09900)

Judgments have been checked on Charles H. Bowman 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