



LENDERS TITLE
C O M P A N Y

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Jonesboro, Arkansas 72401
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LIMITED TITLE SEARCH

Date: February 2, 2016
Prepared For: City of Jonesboro - Michael Tyner
File Number: 16-070077-300

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 10, 1983 at 7:30 AM to January 7, 2016 at 7:30 AM:

Lot 1 of Elrod's Minor Plat as shown by Plat recorded in Plat Cabinet "C" Page 9 at Jonesboro, Arkansas, subject to easements as shown on recorded plat, being more particularly described as follows: A part of the Southwest Quarter of the Northwest Quarter of Section 27, Township 15 North, Range 5 East, Craighead County, Arkansas and being more particularly described as follows: Commencing at the Northwest Corner of the Southwest Quarter of the Northwest Quarter of said Section 27; thence South 834.84 feet to the point of beginning proper; thence North 88 degrees 59 minutes East 208.71 feet; thence South 208.71 feet; thence South 88 degrees 59 minutes West 208.71 feet; thence North 208.71 feet to the point of beginning proper, containing 1.0 acres more or less and being subject to all public and private roads and easements.

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

LAST WILL AND TESTAMENT OF A. H. BARNHILL, SR. filed January 10, 1983 and recorded in Will Record F Page 567 at Jonesboro, Craighead County, Arkansas, leaving caption land to Katherine Deloris Barnhill Elrod.

LAST WILL AND TESTAMENT OF HELEN BARNHILL filed January 10, 1983 and recorded in Will Record F Page 572 at Jonesboro, Craighead County, Arkansas, leaving caption land to Katherine Deloris Barnhill Elrod.

QUITCLAIM DEED from Barry lee Elrod and Rayetta Elrod, his wife, to Katherine Deloris Barnhill Elrod, dated November 14, 1983, filed November 16, 1983 at 9:00 A.M., and recorded in Deed Record 85 Page 136 at Lake City, Craighead County, Arkansas.

ORDER AUTHORIZING FINAL DISTRIBUTION OF ESTATE ASSETS in the Matter of the Estate of Willie Helen Barnhill, Deceased, filed July 30, 1984 and recorded in Probate Record X Page 321 at Jonesboro, Craighead County, Arkansas.

ORDER AUTHORIZING FINAL DISTRIBUTION OF ESTATE ASSETS in the Matter of the

Estate of Alfred Hensley Barnhill, Sr., Deceased, filed July 30, 1984 and recorded in Probate Record X Page 325 at Jonesboro, Craighead County, Arkansas.

MORTGAGE executed by Dallas S. Elrod and Katherine D. Elrod, in favor of United States of America Farmer's Home Administration, dated April 12, 1985, filed April 12, 1985 at 10:20 AM, recorded in Mortgage Book 288 Page 35 in the records of Jonesboro, Craighead County, Arkansas, securing the amount of \$43,000.00.

MORTGAGE executed by Dallas S. Elrod and Katherine D. Elrod, in favor of United States of America Farmer's Home Administration, dated April 10, 1987, filed April 10, 1987 at 10:05 AM, recorded in Mortgage Book 329 Page 190 in the records of Jonesboro, Craighead County, Arkansas, securing the amount of \$110, 227.83.

MORTGAGE executed by Dallas S. Elrod and Katherine Elrod, his wife, in favor of Pocahontas Federal Savings and Loan Association, dated September 18, 1997, filed September 25, 1997 at 3:18:00 PM, recorded in Mortgage Book 695 Page 455 in the records of Jonesboro, Craighead County, Arkansas, securing the amount of \$3,000.00.

RELEASE OF MORTGAGE executed by Pocahontas Federal Savings and Loan Association in favor of Dallas S. Elrod and Katherine Elrod, as husband and wife, dated May 10, 2000, filed May 12, 2000 at 8:55:45 AM, recorded in Deed Book 591 Page 434 in the records of Jonesboro, Craighead County, Arkansas, releasing Mortgage 695 page 455.

MORTGAGE executed by Dallas S. Elrod and Katherine Elrod, as husband and wife, in favor of Pocahontas Federal Savings and Loan Association, dated May 5, 2000, filed May 12, 2000 at 8:55:46 AM, recorded in Mortgage Book 804 Page 591 in the records of Jonesboro, Craighead County, Arkansas, securing the amount of \$3,500.00.

RELEASE OF MORTGAGE executed by Pocahontas Federal Savings & Loan Association, in favor of Dallas S. Elrod and Katherine Elrod, as husband and wife, dated December 18, 2000, filed December 22, 2000 at 10:17:50 AM, recorded in Deed Book 600 Page 167 in the records of Jonesboro, Craighead County, Arkansas.

REAL ESTATE TAXES for the year 2014 have been paid, real estate taxes for 2015 are not yet due and payable. SPECIAL ASSESSMENTS for Sub-District Number 1 to Drainage District 28 have been paid for 2014 and all prior years, special assessments for 2015 have not been paid and are delinquent, special assessments for 2016 are not yet due and payable. (Parcel Number 01-145272-00600)

Judgments have been checked on Katherine Elrod during the aforementioned period, and the following were found:

NONE

If tax information was requested, please see the attached tax certificate for the real property tax information as to the above described property.

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

Rachel Hendrix

By: Rachel Hendrix