



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

Date: January 22, 2024  
Prepared For: City of Jonesboro - Department of Planning & Zoning  
File Number: 24-083770-300  
Vested Owner: Redbird Investments, LLC, subject to the tax redemption rights of James K. Tegeler and Marjanna Tegeler, husband and wife

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 June 29, 1981 at 9:55 AM to January 8, 2024 at 7:30 AM:

The East Half of Lots 10 and 11 in Block 2 of the Matthews Addition to the City of Jonesboro, Arkansas and being subject to all easements and rights of way of record.

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

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

QUITCLAIM DEED executed by L. Earl Taylor and J. Cecil Taylor, his wife, in favor of Marilee Pruitt, dated June 27, 1981, filed June 29, 1981 and recorded in Deed Record 290 page 54 in the records of Jonesboro, Craighead County, Arkansas, subject to the reservation of a life estate by L. Earl Taylor and J. Cecil Taylor.

WARRANTY DEED executed by Marilee Pruitt and Lloyd Pruitt, her husband, in favor of William M. Snyder and LaVonda Snyder, husband and wife, as tenants by the entirety, dated August 6, 1996, filed August 8, 1996 and recorded in Deed Record 512 page 136 in the records of Jonesboro, Craighead County, Arkansas.

WARRANTY DEED executed by William M. Snyder and Lavonda Snyder, husband and wife, in favor of John Alan Cooper and Donna G. Cooper, husband and wife, as tenants by the entirety, dated October 23, 1997, filed October 28, 1997 and recorded in Deed Record 549 page 839 in the records of Jonesboro, Craighead County, Arkansas.

WARRANTY DEED executed by John Alan Cooper and Donna G. Cooper, husband and wife, in favor of James K. Tegeler and Marjanna Tegeler, husband and wife, as tenants by the entirety, dated March 7, 2003, filed March 19, 2003 and recorded in Deed Record 642 Page 948 in the

records of Jonesboro, Craighead County, Arkansas.

LIMITED WARRANTY DEED executed by John Thurston, Commissioner of State Lands in favor of Marmac Construction, LLC, dated May 8, 2017, filed May 15, 2017 and recorded as Instrument No. 2017R-008465 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-027717 in the records of Jonesboro, Craighead County, Arkansas.

PERMANENT RIGHT-OF-WAY executed by Redbird Investments, LLC in favor of City of Jonesboro, dated November 9, 2021, filed November 9, 2021 and recorded as Instrument No. 2021R-027348 in the records of Jonesboro, Craighead County, Arkansas.

ELECTRIC & ANCHOR EASEMENT AGREEMENT by and between Redbird Investments, LLC and City Water and Light Plant of the City of Jonesboro, Arkansas, dated November 18, 2022, filed December 2, 2022 and recorded as Instrument No. 2022R-025722 in the records of Jonesboro, Craighead County, Arkansas.

#### **OPEN MORTGAGES/LIENS:**

Lien for mowing and trimming against James K. Tegeler in favor of City of Jonesboro, Arkansas, dated May 19, 2014 in the original amount of \$169.50 and recorded on May 27, 2014, as Instrument No. JB2014R-008088 in the records of Craighead County, Arkansas.

Lien for mowing and trimming against James K. Tegeler in favor of City of Jonesboro, Arkansas, dated July 17, 2014 in the original amount of \$169.50 and recorded on July 17, 2014, as Instrument No. JB2014R-011326 in the records of Craighead County, Arkansas.

Lien for mowing and trimming against James K. Tegeler in favor of City of Jonesboro, Arkansas, dated September 1, 2015 in the original amount of \$169.25 and recorded on October 6, 2015, as Instrument No. JB2015R-015665 in the records of Craighead County, Arkansas.

Lien for mowing and trimming against James K. Tegeler in favor of City of Jonesboro, Arkansas, dated October 1, 2015 in the original amount of \$169.25 and recorded on October 26, 2015, as Instrument No. JB2015R-016763 in the records of Craighead County, Arkansas.

Lien for mowing and trimming against James K. Tegeler in favor of City of Jonesboro, Arkansas, dated September 29, 2016 in the original amount of \$163.83 and recorded on September 30, 2016, as Instrument No. JB2016R-015110 in the records of Craighead County, Arkansas.

Lien for mowing and trimming against James K. Tegeler in favor of City of Jonesboro, Arkansas, dated November 29, 2016 in the original amount of \$163.83 and recorded on November 29, 2016, as Instrument No. JB2016R-018420 in the records of Craighead County, Arkansas.

#### **TAX INFORMATION:**

General Taxes for 2022 and prior years are paid.

Parcel No. 01-144181-42900

Judgments have been checked on Redbird Investments, LLC; Marmac Construction, LLC, James L Tegeler and Marjanna Tegeler 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**

A handwritten signature in cursive script that reads "Tara V. Pierce".

By: Tara V. Pierce