



LENDERS TITLE
C O M P A N Y

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LIMITED TITLE SEARCH

Date: November 24, 2015
Prepared For: City of Jonesboro - Code Enforcement
File Number: 15-069694-300

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 June 21, 2013 at 7:30 AM to October 22, 2015 at 7:30 AM:

A part of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 21, Township 14 North, Range 4 East, more particularly described as follows: Begin at the Quarter corner of Sections 21 and 22, Township 14 North, Range 4 East; thence South on the Section line 367 feet to the West right-of-way line of Highway #63, the point of beginning proper; thence South on the Section line 286.3 feet; thence South 89 degrees, 09 minutes West 356.3 feet; thence North 32 degrees, 21 minutes, East 471.3 feet to the West right-of-way line of Highway #63; thence South 44 degrees 09 minutes East along said right-of-way line 150 feet to the point of beginning proper. TOGETHER WITH AN EASEMENT FOR INGRESS/EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY: A part of the Northwest Quarter of the Southwest Quarter of Section 22, Township 14 North, Range 4 East, being more particularly described as follows: Begin at the West Quarter Corner of Section 22, Township 14 North, Range 4 East; thence South on the section line 367.0 feet to the South right-of-way line of Nettleton Avenue, the point of beginning proper; thence South 44 degrees 09 minutes East along said right-of-way line 45.86 feet; thence South 19 degrees 45 minutes 11 seconds West 94.52 feet to the section line; thence North on the section line 121.86 feet to the point of beginning proper, containing 1946 square feet, more or less.

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

AFFIDAVIT regarding, (SEE AFFIDAVIT), dated June 19, 2013, filed June 21, 2013 at 4:46 PM, recorded in Document Number JB2013R-0117020 in the records of Jonesboro, Craighead County, Arkansas.

ASSIGNMENT OF CONTRACT FOR SALE AND PROMISSORY NOTE executed by Andrew A. Agee, Successor Trustee of the Chester P. Agee Revocable Trust dated June 10, 1983, and the Successor Trustee of the Marcelle F. Agee Revocable Trust dated June 10, 1983, and the President of Chetuck Bowling Corporation; to David Abernathy, dated June 19, 2013, filed June 21, 2013 at 4:46 PM, recorded in Document Number JB2013R-011721 in the records of Jonesboro, Craighead County, Arkansas.

WARRANTY DEED from Andrew A. Agree, Successor Trustee of the Chester P. Agee Revocable Trust dated June 10, 1983, and Successor Trustee of the Marcelle F. Agee Revocable Trust dated June 10, 1983, to David Abernathy, a married person, dated June 19, 2013, filed June 21, 2013 at 4:46 PM, recorded in Document Number JB2013R-011723 in the records of Jonesboro, Craighead County, Arkansas.

QUIT CLAIM DEED from Chetuck Corporation aka Chetuck Bowling Corporation, and Andrew A. Agee, Successor Trustee of the Chester P. Agee Revocable Trust dated June 10, 1983, and Successor Trustee of the Marcelle F. Agee Revocable Trust dated June 10, 1983, dated June 19, 2013, filed June 21, 2013 at 4:46 PM, recorded in Document Number JB2013R-011722 in the records of Jonesboro, Craighead County, Arkansas.

WARRANTY DEED executed by Andrew A. Agee, Successor Trustee of the Chester P. Agee Revocable Trust dated June 10, 1983, Andrew A. Agee, Successor Trustee of the Marcelle F. Agee Revocable Trust dated June 10, 1983, to David Abernathy, a married person, dated June 19, 2013, June 21, 2013 at 4:46 PM, recorded in Document Number JB2013R-011723 in the records of Jonesboro, Craighead County, Arkansas.

LIS PENDENS styled by David Abernathy, Plaintiff, against Randy R. Teitloff and Joan L. Teitloff, Defendants, dated and filed January 15, 2014 at 11:40 AM, recorded in Document Number JB2014LP-000006 in the records of Jonesboro, Craighead County, Arkansas.

AMENDED AND SUBSTITUTED LIS PENDENS styled by David Abernathy, Plaintiff, against Randy R. Teitloff and Joan L. Teitloff, Defendants, Case Number CV-2014-30, dated January 21, 2014, filed January 21, 2014 at 10:57 AM, recorded in Document Number JB2014LP-000007 in the records of Jonesboro, Craighead County, Arkansas.

ORDER GRANTING MOTION OF SUMMARY JUDGEMENT in favor of David Abernathy against Randy R. Teitloff and Joan L. Teitloff, Case Number CV-2014-30, dated September 12, 2014, filed September 15, 2014 at 10:50 AM, recorded in Document Number JB2014J-002032 in the records of Jonesboro, Craighead County, Arkansas.

REAL ESTATE TAXES AND SPECIAL ASSESSMENTS FOR DRAINAGE DISTRICT NO. 20 for 2014 have been paid, taxes for 2015 are not yet due and payable. (PARCEL NUMBER 01-144214-00100)

Judgments have been checked on David Abernathy during the aforementioned period, and the following were found:

SEE ABOVE

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