



2207 Fowler Avenue  
Jonesboro, Arkansas 72401  
Phone: 870-935-7410  
FAX: 870-933-7222

**LIMITED TITLE SEARCH**

Date: January 22, 2024  
Prepared For: City of Jonesboro - Department of Planning & Zoning  
File Number: 24-083768-300  
Vested Owner: Redbird Investments, LLC, subject to the interests of the Heirs at Law of George Ferrell and Florence Ferrell, his 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 May 6, 1975 at 3:55 PM to January 8, 2024 at 7:30 AM:

The South 50 feet of the North 102 feet of Lot 8, Block 3 in the Broadway Addition to the City of Jonesboro, Arkansas, all in Section 18 Township 14 N, Range 04 East, Craighead County, Arkansas.

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

**30 YEAR DEED CHAIN:**

CORRECTION AND PARTITION DEED executed by Tommie Ferrell Westfield, Eddie Lee Ferrell, George Ferrell, Florence Ferrell, Elizabeth Ferrell Carnielus, Claude E. (Jack) Ferrell, Annie Ruth Ferrell, Thomas Coleman and Nina Mae Coleman, in favor of George Ferrell and Florence Ferrell, his wife, dated May 6, 1975, filed May 6, 1975 and recorded in Deed Record 220 page 375 in the records of Jonesboro, Craighead County, Arkansas.

LIMITED WARRANTY DEED executed by John Thurston, Commissioner of State Lands in favor of Marmac Construction, Inc, dated May 16, 2014, filed June 10, 2014 and recorded as Instrument No. JB2014R-008889 in the records of Jonesboro, Craighead County, Arkansas.

PETITION FOR CONFIRMATION OF TITLE In the Matter of Marmac Construction, LLC and Parcel Number 01-144184-12400, dated January 11, 2016, filed January 12, 2016 in the Circuit Court of Craighead County, Western District - Civil Division. *\*Note: This petition lists the petitioner as Marmac Construction, LLC and the deed from the Land Commissioner was to Marmac Construction, Inc. Also, the petition does not list the heirs of George and Florence Ferrell as defendants and contains a legal description different from that listed on the Limited Warranty Deed from the Land Commissioner filed as JB2014R-008889.*

ORDER CONFIRMING TITLE In the Matter of Marmac Construction, LLC and Parcel Number 01-144184-12400, dated May 11, 2016, filed May 23, 2016 in the Circuit Court of Craighead County, Western District - Civil Division. *\*Note: This order lists the petitioner as Marmac Construction, LLC and the deed from the Land Commissioner was to Marmac Construction, Inc. Also, the order does not list the heirs of George and Florence Ferrell as defendants and contains a legal description different from that listed on the Limited Warranty Deed from the Land Commissioner filed as JB2014R-008889.*

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-027713 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. 01-144184-12400

Judgments have been checked on Redbird Investments, LLC; Marmac Construction, LLC; Marmac Construction, Inc; George Ferrell and Florence Ferrell 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: Tara V. Pierce