

ALTA Commitment

Issued through the Office of:
LENDERS TITLE COMPANY
2207 Fowler Avenue
Jonesboro, Arkansas 72401

6/11 Copy

SCHEDULE A

File Number: 24-39237J

Commitment Number: 24-39237J

1. Effective Date: January 30, 2004 at 7:30 a.m.

2. Policy or policies to be issued:

(a) <input type="checkbox"/> ALTA Owner's Policy	\$ 59,900.00
<input type="checkbox"/> ALTA Residential Title Insurance Policy	
Proposed insured: Halsey Properties, LLC	

LONG FORM

(b) ALTA Loan Policy	\$ - 0 -
Proposed insured: none	

(c)	\$ - 0 -
Proposed insured: none	

3. Title to the **FEE SIMPLE** estate or interest in the land described or referred to in this Commitment is at the effective date hereof vested in:
Carl L. Wise

4. The land referred to in this Commitment is described as follows:
Lot 4 of Herndon Addition to the City of Jonesboro, Arkansas, as shown by Plat of record in Deed Record 123 Page 153 and being subject to easements as shown on recorded plat.

Countersigned:

By Phyllis Stahl IA82/SA82-66
Authorized Officer or Agent

COPY

LAWYERS TITLE INSURANCE CORPORATION

ALTA Commitment**SCHEDULE B-I****Requirements**

Commitment Number: 24-39237J

The following are the requirements to be complied with:

- a.) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.
- b.) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record.

paymt
A properly executed and recorded release of a Deed of Trust executed by Carl L. Wise, a single person, in favor of Terry Frierson as Trustee for MidSouth Bank D/B/A MidSouth Bank Mortgage, in the principal sum of \$52,200.00, dated March 26, 1999, filed April 2, 1999 at 8:54:33 a.m., recorded in Mortgage Record 759 at page 885 and assigned to Homeside Lending, Inc. by an Assignment dated March 26, 1999, filed April 2, 1999 at 8:54:34 a.m., recorded in Mortgage Record 759 at page 892 all at the City of Jonesboro, Arkansas. *(now is Washington Mutual)*

2. A properly executed and recorded Warranty Deed from Carl L. Wise, a single person to Halsey Properties, LLC conveying lands herein insured.

3. Lien Affidavit (Schedule B-II, No. 4 will be deleted on policy)

**LAWYERS TITLE
INSURANCE COMPANY**

ALTA Commitment

SCHEDULE B-II

Exceptions

Commitment Number: 24-39237J

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. *Delete on policy*
2. Rights or claims of parties in possession, boundary line disputes, overlaps, encroachments, and any other matters not shown by the public records which would be disclosed by an accurate survey and inspection of the land described in Schedule A.
3. Easements, or claims of easements, not shown by the public records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records. *Delete on policy*
5. Taxes or assessments which are not shown as existing liens by either the public records or the records of any taxing authority that levies taxes or assessments on real property.
6. State and County taxes for 2003 and subsequent years, which are not yet due and payable. (Parcel Number 24658)
7. Building setback lines and easements as shown on plat of record in Plat Deed Record 123 at page 153 at Jonesboro, Arkansas.
8. Easements to City Water and Light Plant of Jonesboro, Arkansas recorded in Deed Record 142 at page 295, County Court Record "U" at page 82; Deed Record 149 at page 283 and Deed Record 502 at page 58 all at Jonesboro, Arkansas.
9. Easement to Drainage District Number 33 recorded in Deed Record 497 at page 357 which was assigned to the City of Jonesboro, Arkansas by Assignment recorded in Deed Record 514 at page 12 all at Jonesboro, Arkansas.
10. ~~Loss arising from Oil, Gas or Minerals, conveyed, retained, assigned or any other activity caused by the sub-surface rights or ownership, including but not limited to the right of ingress and egress for said sub-surface purposes.~~ *Delete on policy*
11. Loss arising from security interest evidenced by financing statements filed of record as of the effective date hereof, under the Arkansas Uniform Commercial Code and judgment liens and other liens of record in any United States District Court or Bankruptcy Court in the State of Arkansas, as of the Effective Date hereof.
12. Rights of others in and to the use of any drains and/or ditches located over, across, in or under the insured premises, and rights to enter upon said premises to maintain the same.

**LAWYERS TITLE
INSURANCE COMPANY**