

Lenders Title Company

Authorized Agent
for
Old Republic National Title Insurance Company

COMMITMENT FOR TITLE INSURANCE

Please read the exceptions and the terms shown or referred to herein carefully. The exceptions are meant to provide you with notice of matters that are not covered under the terms of the title insurance policy and should be carefully considered.

This report is a written representation as to the condition of title for purposes of providing title insurance and lists all liens, defects, and encumbrances filed of record within the last thirty (30) years that have not been released of record or that are not statutorily expired.

No title insurance agent or any other person other than a licensed Arkansas attorney may provide legal advice concerning the status of title to the property described in the title commitment.

SCHEDULE A

Date Issued: **November 1, 2012, 04:30 pm**
Commitment No: **12-062925-300**
Effective Date: **October 15, 2012, 07:30 am**

Prepared For: **Flora Jean Ashcraft**

- | | | |
|----|--|----------------------|
| 1. | The policy or policies to be issued are: | POLICY AMOUNT |
| | (a) ALTA Owner's Policy - 06-17-06
Proposed Insured: City of Jonesboro | \$67,000.00 |
| | (b) ALTA Loan Policy -
Proposed Insured:

Proposed Borrower: | |
| 2. | The Estate or interest in the land described or referred to in this Commitment and covered herein is a Fee Simple . | |
| 3. | Title to said estate or interest in said land is at the effective date hereof of record in:
Flora J. Ashcraft | |

**Old Republic National Title Insurance
Company**

**This commitment is invalid unless the
Insuring provisions and Schedules A
& B are attached.**

Countersigned
Lenders Title Company
2207 Fowler Avenue
Jonesboro, AR 72401
870-935-7410
Arkansas Title Agency License No. 324673

Toni Moskop

COPY

By: **Toni Mächelle Moskop**
Title Agent License No.: 324663

4. The land referred to in this Commitment is located in the County of Craighead, State of Arkansas and described as follows:

Lot 1 in Block "C" of Griffin Subdivision of East Half of Northwest Quarter of Section 35, Township 14 North, Range 3 East.

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SCHEDULE B - SECTION I

Commitment No: **12-062925-300**

Effective Date: **October 15, 2012**

I. The following are the requirements to be complied with:

1. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.
2. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest or mortgage to be insured.
3. **Furnish executed Owner's Disclosure & Agreement.**
4. **Warranty Deed from Flora J. Ashcraft and spouse (if married) vesting fee simple title in City of Jonesboro.**

NOTE: The instruments required by this commitment must be executed by the properly identified and authorized parties to this transaction. Any variance requires underwriting approval by the Company prior to closing.

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SCHEDULE B - SECTION II

Commitment No: 12-062925-300

Effective Date: October 15, 2012

- II. Schedule B of the policy or policies to be issued will contain exceptions to the following matters 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.
 2. Standard Exception:
 - (a) Rights or claims of parties in possession not shown by the public records.
 - (b) Easements or claims of easements, not shown by the public records.
 - (c) Encroachments, overlaps, boundary line disputes and any matters which would be disclosed by an accurate survey and inspection of the premises.
 - (d) 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.
 3. Special Exceptions:
 - (a) **Taxes and assessments for the year 2012 and thereafter, plus any penalties and interest which may accrue. (Parcel Number 1-143352-01300)**
 - (b) **Title to, and easements in, any portion of the land lying within right-of-way of any alleys, highways, roads, streets, or other ways.**
 - (c) **Loss arising from any security interests evidenced by financing statements filed of record with the Circuit Clerk of Craighead County, Arkansas or the Secretary of State of Arkansas as of the effective date hereof under the Uniform Commercial Code.**
 - (d) **Loss arising from any judgment liens or other liens of record in any United States District Court or Bankruptcy Court in the State of Arkansas as of the Effective Date hereof that are not reflected in the real property records of the county in which the property is located.**
 - (e) **Loss arising from any Oil, Gas or Mineral interests, conveyed, retained, assigned or any activity or damage to the insured land caused by the exercise of sub-surface rights or ownership, including but not limited to the right of ingress and egress for said sub-surface purposes.**