



LENDERS TITLE
C O M P A N Y

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LIMITED TITLE SEARCH

Date: January 25, 2016
Prepared For: City of Jonesboro - Michael Tyner
File Number: 16-069979-300

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 November 22, 2011 at 11:50 AM to December 21, 2015 at 7:30 AM:

TRACT 1: Condominium Unit No. 1 of Faces & Spaces Horizontal Property Regime, as set out and shown by Master Deed and By-Laws recorded in Deed Record 775 Page 480 and amended in Deed Record 790 Page 309 at Jonesboro, Arkansas, and being subject to all easements and rights of way of record

TRACT 2: Condominium Unit Nos. 5 and 6 of Faces & Spaces Horizontal Property Regime, as set out and shown by Master Deed and By-Laws recorded in Deed Record 775 Page 480 and amended in Deed Record 790 Page 309 at Jonesboro, Arkansas, and being subject to all easements and rights of way of record.

TRACT 3: Condominium Unit No. 3 of Faces & Spaces Horizontal Property Regime, as set out and shown by Master Deed and By-Laws recorded in Deed Record 775 Page 480 and amended in Deed Record 790 Page 309 at Jonesboro, Arkansas, and being subject to all easements and rights of way of record.

TRACT 4: Condominium Unit No. 2 of Faces and Spaces Horizontal Property Regime, as set out and shown by Master Deed and By-Laws recorded in Deed Record 775 Page 480 and amended in Deed Record 790 Page 309 at Jonesboro, Arkansas, and being subject to all easements and rights of way of record.

TRACT 5: Condominium Unit No. 4 of Faces and Spaces Horizontal Property Regime, as set out and shown by Master Deed and By-Laws recorded in Deed Record 775 Page 480 and amended in Deed Record 790 Page 309 at 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:

WARRANTY DEED from Faces and Spaces, LLC, a limited liability company, to Naavah, LLC, dated November 16, 2011, filed November 22, 2011 at 11:50 AM, recorded in Document Number

JB2011R-017658 in the records of Jonesboro, Craighead County, Arkansas. (TRACT 1)

MORTGAGE executed by Naavah, L.L.C., in favor of IBERIABANK, dated November 15, 2011, filed November 22, 2011 at 11:50 AM, recorded in Document Number JB2011R-017659 in the records of Jonesboro, Craighead County, Arkansas, securing the amount of \$440,000.00. (TRACT 1)

MORTGAGE (SECOND) executed by Naavah, L.L.C., in favor of Faces and Spaces, L.L.C., dated November 15, 2011, filed November 22, 2011 at 11:50 AM, recorded in Document Number JB2011R-017660 in the records of Jonesboro, Craighead County, Arkansas, securing the amount of \$110,000.00. (TRACT 1)

MODIFICATION OF MORTGAGE executed by Naavah, L.L.C., in favor of IBERIABANK, dated November 15, 2013, filed December 2, 2013 at 3:02 PM, recorded in Document Number JB2013R-021573 in the records of Jonesboro, Craighead County, Arkansas, modifying Mortgage recorded in JB2011R-0176598. (TRACT 1)

WARRANTY DEED from Engenious Properties, LLC, a limited liability company, to Naavah, LLC, dated November 15, 2013, filed November 19, 2013 at 1:38 PM, recorded in Document Number JB2013R-020931 in the records of Jonesboro, Craighead County, Arkansas. (TRACT 2)

MORTGAGE executed by Naavah, L.L.C., in favor of IBERIABANK, dated November 15, 2013, filed November 19, 2013 at 1:38 PM, recorded in Document Number JB2013R-020932 in the records of Jonesboro, Craighead County, Arkansas, securing the amount of \$676,000.00. (TRACT 2)

MORTGAGE executed by Naavah, L.L.C., in favor of IBERIABANK, dated November 15, 2013, filed December 9, 2013 at 2:47 PM, recorded in Document Number JB2013R-021921 in the records of Jonesboro, Craighead County, Arkansas, securing the amount of \$49,000.00. (TRACTS 1 & 2)

RELEASE DEED executed by IBERIABANK, in favor of Naavah, LLC, dated October 22, 2015, filed November 3, 2015 at 3:11 PM, recorded in Document Number JB2015R-017207 in the records of Jonesboro, Craighead County, Arkansas, releasing Mortgage recorded in JB2013R-021921. (TRACTS 1 & 2)

RELEASE DEED executed by IBERIABANK, in favor of Naavah, LLC, dated October 20, 2015, filed November 9, 2015 at 9:09 AM, recorded in Document Number JB2015R-017455 in the records of Jonesboro, Craighead County, Arkansas, releasing Mortgage recorded in Document Number JB2013R-020932. (TRACT 2)

WARRANTY DEED from Faces and Spaces, LLC, a limited liability company, to Edward L. Gary, III, a single person, dated November 30, 2012, filed December 5, 2012 at 3:32 PM, recorded in Document Number JB2012R-020754 in the records of Jonesboro, Craighead County, Arkansas. (TRACT 3)

MORTGAGE executed by Edward L. Gary SPA Edward L. Gary III, a single person, in favor of First National Bank - Jonesboro, dated November 30, 2012, filed December 5, 2012 at 3:32 PM, recorded in Document Number JB2012R-020755 in the records of Jonesboro, Craighead County, Arkansas, securing the amount of \$94,500.00. (TRACT 3)

RELEASE DEED executed by First National Bank, in favor of Edward L. Gary SPA, Edward L. Gary III, filed October 26, 2015 at 2: 04 PM, recorded in Document Number JB2015R-016774 in

the records of Jonesboro, Craighead County, Arkansas, releasing Mortgage recorded in JB2012R-020755. (TRACT 3)

WARRANTY DEED from Faces and Spaces, LLC, to BHJD, LLC, dated March 28, 2014, filed March 31, 2014 at 1:16 PM, recorded in Document Number JB2014R-004725 in the records of Jonesboro, Craighead County, Arkansas. (TRACT 4)

MORTGAGE executed by BHJD, LLC, in favor of Evolve Bank and Trust, dated March 28, 2014, filed March 31, 2014 at 1:16 PM, recorded in Document Number JB2014R-004726 in the records of Jonesboro, Craighead County, Arkansas, securing the amount of \$112,500.00. (TRACT 4)

ASSIGNMENT OF RENTS executed by BHJD, LLC, in favor of Evolve Bank & Trust, dated March 28, 2014, filed March 31, 2014 at 1:16 PM, recorded in Document Number JB2014R-004727 in the records of Jonesboro, Craighead County, Arkansas. (TRACT 4)

DEED RELEASE executed by Evolve Bank and Trust, in favor of BHJD, LLC, dated October 14, 2015, filed October 19, 2015 at 2:33 PM, recorded in Document Number JB2015R-016377 in the records of Jonesboro, Craighead County, Arkansas, releasing Mortgage recorded in JB2014R-004726 and Assignment of Rents recorded in JB2014R-004727. (TRACT 4)

WARRANTY DEED from Mary Kay Caldwell, a single person, to BHJD, LLC, dated March 26, 2014, filed March 27, 2014 at 12:38 PM, recorded in Document Number JB2014R-004553 in the records of Jonesboro, Craighead County, Arkansas. (TRACT 5)

MORTGAGE executed by BHJD, LLC, in favor of Evolve Bank and Trust, dated March 26, 2014, filed March 27, 2014 at 12:38 PM, recorded in Document Number JB2014R-004554 in the records of Jonesboro, Craighead County, Arkansas, securing the amount of \$108,000.00. (TRACT 5)

ASSIGNMENT OF RENTS executed by BHJD, LLC, in favor of Evolve Bank and Trust, dated March 26, 2014, filed March 27, 2014 at 12:38 PM, recorded in Document Number JB2014R-004555 in the records of Jonesboro, Craighead County, Arkansas. (TRACT 5)

REAL ESTATE TAXES for the year 2014 have been paid, taxes for the year 2015 are not yet due and payable. (Parcel Number 01-144183-41300) *TRACT 1*

REAL ESTATE TAXES for the year 2014 have been paid, taxes for the year 2015 are not yet due and payable. (Parcel Number 01-144183-41304) *TRACT 2*

REAL ESTATE TAXES for the year 2014 have been paid, taxes for the year 2015 are not yet due and payable. (Parcel Number 01-144183-41305) *TRACT 2*

REAL ESTATE TAXES for the year 2014 have been paid, taxes for the year 2015 are not yet due and payable. (Parcel Number 01-144183-41302) *TRACT 3*

REAL ESTATE TAXES for the year 2014 are DELINQUENT, taxes for the year 2015 are not yet due and payable. (Parcel Number 01-144183-41301) *TRACT 4*

REAL ESTATE TAXES for the year 2014 are DELINQUENT, taxes for the year 2015 are not yet due and payable. (Parcel Number 01-144183-41303) *TRACT 5*

Judgments have been checked on NAAVAH, LLC, Gary Edward III, and BHJD, LLC, 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 "Rachel Hendrix". The signature is written in black ink and is positioned above a horizontal line.

By: Rachel Hendrix