



LENDERS TITLE
C O M P A N Y

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Jonesboro, Arkansas 72401
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LIMITED TITLE SEARCH

Date: December 12, 2016
Prepared For: City of Jonesboro- Michael Tyener
File Number: 16-071811-300

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 February 19, 1993 at 7:30 AM to November 15, 2016 at 7:30 AM:

Part of the South Half of the Northwest Quarter of the Southwest Quarter of Section 11, (1.31 acres, more or less) AND Part of the Southwest Quarter of the Southwest Quarter of Section 11, (1.60 acres, more or less) all being in Township 14 North, Range 4 East, Craighead County, Arkansas, being more particularly described as follows: Begin at the Southwest corner of the Northwest Quarter of the Southwest Quarter of Section 11, Township 14 North, Range 4 East, Craighead County, Arkansas; thence North 88 degrees 30 minutes 46 seconds East along the South line of the Northwest Quarter of the Southwest Quarter of Section 11 aforesaid, 50.00 feet to the point of beginning proper; thence North 154.78 feet; thence North 88 degrees 30 minutes 46 seconds East 367.46 feet; thence South 344.58 feet; thence South 88 degrees 30 minutes 46 seconds West 367.46 feet; thence North 189.80 feet to the point of beginning proper, containing 2.91 acres, more or less.

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

WARRANTY DEED from Vera Gregory, widow of A. C. Gregory, Deceased, a single person, to Dennis M. Gregory and Janet A. Gregory, his wife, as tenants by the entirety, dated February 19, 1993, filed February 19, 1993 at 10:55 AM, recorded in Deed Book 436 Page 623 in the records of Jonesboro, Craighead County, Arkansas.

MORTGAGE executed by Dennis Gregory and Janet A. Gregory, in favor of Union Planters Bank, National Association, dated April 12, 2000, filed April 21, 2000 at 10:41:23 AM, recorded in Mortgage Book 802 Page 128 in the records of Jonesboro, Craighead County, Arkansas, securing the amount of \$69,486.07.

MORTGAGE executed by Dennis Gregory and Janet A. Gregory, in favor of Union Planters Bank, National Association, dated April 11, 2000, filed May 1, 2000 at 10:24:42 AM, recorded in Mortgage Book 803 Page 186 in the records of Jonesboro, Craighead County, Arkansas, securing

the amount of \$20,525.00.

EASEMENT executed by Dennis Gregory and Janet Gregory, to City, Water, and Light of Jonesboro, Arkansas, dated April 24, 2001, filed April 26, 2001 at 1:53:36 PM, recorded in Deed Book 605 Page 380 in the records of Jonesboro, Craighead County, Arkansas.

SANITARY SEWER EASEMENT executed by Dennis Gregory and Janet A. Gregory, to City, Water, and Light of Jonesboro, Arkansas, dated July 5, 2001, filed July 21, 2011 at 8:57:26 AM, recorded in Deed Book 611 Page 689 in the records of Jonesboro, Craighead County, Arkansas.

DEED OF TRUST executed by Dennis M. Gregory, and Janet A. Gregory, husband and wife, in favor of Northeast Arkansas Federal Credit Union, dated April 2, 2004, filed April 9, 2004 at 11:16:42 AM, recorded in Mortgage Book 1058 Page 534 in the records of Jonesboro, Craighead County, Arkansas, securing the amount of 89,000.00.

MODIFICATION AND EXTENSION OF MORTGAGE executed by Dennis M. Gregory and Janet A. Gregory, in favor of Northeast Arkansas Federal Credit Union, dated September 21, 2009, filed October 20, 2009 at 9:38:16 AM, recorded in Mortgage Book 1434 Page 445 in the records of Jonesboro, Craighead County, Arkansas, modifying mortgage recorded in Mortgage Book 1058 Page 534.

REVOLVING CREDIT DEED OF TRUST executed by Dennis M. Gregory and Janet A. Gregory, in favor of Northeast Arkansas Federal Credit Union, dated October 8, 2010, filed October 12, 2010 at 10:26 AM, recorded in Document Number JB2010R-000872 in the records of Jonesboro, Craighead County, Arkansas, securing a revolving line of credit in the amount of \$32,000.00.

MORTGAGE MODIFICATION AGREEMENT executed by Dennis M. Gregory and Janet A. Gregory, in favor of Northeast Arkansas Federal Credit Union, dated September 29, 2014, filed January 26, 2015 at 9:00 AM, recorded in Document Number JB2015R-001134 in the records of Jonesboro, Craighead County, Arkansas, modifying mortgage recorded in Mortgage Book 1058 Page 534.

REAL ESTATE TAXES for the year 2015 have been paid, Special Assessments for the Timber Tax for the year 2016 have been paid. Real Estate Taxes for the year 2016 and Special Assessments for the year 2017 are not yet due and payable. (Parcel Number 01-144113-00600)


Judgments have been checked on Dennis M. Gregory and Janet A. Gregory 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: Rachel Hendrix