



LENDERS TITLE
C O M P A N Y

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LIMITED TITLE SEARCH

Date: April 8, 2016
Prepared For: City of Jonesboro - Michael Tyner
File Number: 16-070335-300

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 May 10, 1972 at 10:35 AM to March 7, 2016 at 7:30 AM:

A part of the East Half of the West Half of the Southeast Quarter of the Southwest Quarter of Section 3, Township 13 North, Range 4 East, more particularly described as follows:
Commencing at the Southwest corner of said Section 3; thence East 1669.0 feet to the point of beginning proper; thence run North 1 degree 06 minutes East 1318.3 feet; thence East 333.8 feet; thence South 1 degree 06 minutes West 1053.3 feet; thence West 166.9 Feet to a point in the centerline of a road; thence South 1 degree 06 minutes West along centerline of said road 265 feet; thence West 166.9 feet to the point of beginning proper, and containing 9.09 acres, more or less, and being subject to a road easement on the South side thereof.

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

WARRANTY DEED from Delsie Chaptman Turman, a married woman owning and conveying in her own right, to Larry Travis and Billie Travis, his wife, as tenants by the entirety, dated May 10, 1972, filed May 10, 1972 at 10:35 AM, recorded in Deed Book 190 Page 448 in the records of Jonesboro, Craighead County, Arkansas.

RIGHT-OF-WAY PERMIT executed by Larry Travis, to Valley View Water Association, dated November 29, 1977, filed October 23, 1978 at 3:58 PM, recorded in Deed Book 262 Page 682 in the records of Jonesboro, Craighead County, Arkansas, which has been assigned to City, Water and Light Plant of Jonesboro, Arkansas, by Assignment of Easements recorded in Deed Book 391 Page 612.

WARRANTY DEED from Billie Jean Travis, a single person, to Kenneth Griggs and Brent Travis as joint tenants with the right of survivorship, dated March 24, 1983, filed April 22, 1983 at 4:00 PM, recorded in Deed Book 302 Page 247 in the records of Jonesboro, Craighead County,

Arkansas.

WARRANTY DEED from Brent Travis, a single person, to Kenneth Griggs and Debbie Griggs, his wife, as tenants by the entirety, dated February 23, 1985, filed February 25, 1985 at 9:45 AM, recorded in Deed Book 316 Page 794 in the records of Jonesboro, Craighead County, Arkansas.

WARRANTY DEED from Brent Travis, a single person, Kenneth Griggs and Debbie Griggs, his wife, to Brent Travis and Billie Jean Travis, as joint tenants with the right of survivorship, dated February 25, 1985, filed February 27, 1985 at 9:30 AM, recorded in Deed Book 316 page 852 in the records of Jonesboro, Craighead County, Arkansas.

WARRANTY DEED from Kenneth Griggs and Debbie Griggs, to Len Tankersley and Billie Jean Tankersley, dated December 16, 1985, filed December 17, 1985 at 4:30 PM, recorded in Deed Book 326 page 636 in the records of Jonesboro, Craighead County, Arkansas.

WARRANTY DEED from Kenneth Griggs and Debbie Griggs, to Len Tankersley and Billie Jean Tankersley, his wife, as tenants by the entirety, dated January 7, 1986, filed January 8, 1986 at 12:15 PM, recorded in Deed Book 327 Page 471 in the records of Jonesboro, Craighead County, Arkansas.

WARRANTY DEED from Len Tankersley and Billie Jean Tankersley, to Kenneth Griggs and Debra Griggs, his wife, as tenants by the entirety, dated December 31, 1985, filed January 8, 1986 at 12:20 PM, recorded in Deed Book 327 page 473 in the records of Jonesboro, Craighead County, Arkansas.

DECREE OF DIVORCE by and between Larry Travis, Plaintiff, vs. Billie Jean Travis, Defendant, dated March 15, 1982, filed January 23, 1986 at 1:40 AM, recorded in Miscellaneous Book 15 Page 181 in the records of Jonesboro, Craighead County, Arkansas.

QUITCLAIM DEED from Larry Travis, unmarried, to Billie Jean Travis, dated January __, 1986, filed January 24, 1986 at 11:40 AM, recorded in Deed Book 328 Page 10 in the records of Jonesboro, Craighead County, Arkansas.

WARRANTY DEED from Kenneth R. Griggs and Debra Lynn Griggs, husband and wife, to Billie Jean Tankersley and Len Tankersley, wife and husband, dated August 21, 1987, filed August 24, 1987 at 1:25 PM, recorded in Deed Book 350 page 614 in the records of Jonesboro, Craighead County, Arkansas.

LETTER SURRENDERING RIGHT TO REAL PROPERTY executed by Donald Len Tankersley, in favor of Billie Jean Tankersley, dated October 15, 1987, filed October 20, 1987 at 11:40 AM, recorded in Miscellaneous Book 17 Page 540 in the records of Jonesboro, Craighead County, Arkansas.

QUITCLAIM DEED from Len Tankersley and Billie Jean Tankersley, his wife, to Billie Jean Tankersley, dated July 13, 1988, filed July 13, 1988 at 1:05 PM, recorded in Deed Book 362 Page 112 in the records of Jonesboro, Craighead County, Arkansas.

WARRANTY DEED from Brent Travis and Carla Travis, his wife, to Len D. Tankersley and Billie Jean Tankersley, his wife, as tenants by the entirety, dated April 24, 1995, filed April 26, 1995 at 10:30 AM, recorded in Deed Book 476 page 357 in the records of Jonesboro, Craighead

County, Arkansas.

WARRANTY DEED from Len Tankersley and Billie Jean Tankersley, husband and wife, to Billie Jean Tankersley and Brent Travis, dated March 20, 1997, filed March 20, 1997 at 10:15:20 AM, recorded in Deed Book 533 page 149 in the records of Jonesboro, Craighead County, Arkansas.

WARRANTY DEED from Len Tankersley and Billie Jean Tankersley, husband and wife, to Billie Jean Tankersley and Brent Travis, dated March 20, 1997, filed March 20, 1997 at 10:15:22 AM, recorded in Deed Book 533 Page 153 in the records of Jonesboro, Craighead County, Arkansas.

WARRANTY DEED from Billie Jean Tankersley and Len Tankersley, wife and husband, to Brent Travis, dated October 27, 1997, filed October 27, 1997 at 11:11:00 AM, recorded in Deed Book 549 Page 813 in the records of Jonesboro, Craighead County, Arkansas.

WARRANTY DEED from Billie Jean Tankersley and Len Tankersley, her husband, and Brent Travis, an unmarried person, to Billie Jean Tankersley, dated January 15, 2002, filed January 16, 2002 at 10:00:21 AM, recorded in Deed Book 619 Page 381 in the records of Jonesboro, Craighead County, Arkansas.

WARRANTY DEED from Billie Jean Tankersley and Len Tankersley, to Billie Jean Tankersley, dated January 15, 2002, filed January 16, 2002 at 10:00:23 AM, recorded in Deed Book 619 page 385 in the records of Jonesboro, Craighead County, Arkansas.

ORDER FORECLOSING CONTRACT AND JUDGEMENT FOR DAMAGES executed by Donald Len Tankersley and Billie Jean Tankersley, Plaintiffs, vs. Malcom Puckett and Brenda Puckett, Defendants, case number CIV-2006-306, filed October 31, 2006 at 11:01:21 AM and recorded in Law Book 73 page 437, also filed on October 21, 2006 at 11:01:46 AM and recorded in Judgment Book 57 Page 715 in the records of Jonesboro, Craighead County, Arkansas.

MORTGAGE executed by D Len Tankersley and Billie Jean Tankersley, his wife, in favor of First National Bank - Jonesboro, dated November 26, 2007, filed December 6, 2007 at 11:55:30 AM, recorded in Mortgage Book 1319 Page 614 in the records of Jonesboro, Craighead County, Arkansas, securing the amount of \$27,813.11.

QUITLCAIM DEED from Brent Travis to Billie Jean Tankersley, dated August 27, 2008, filed August 18, 2008 at 3:42:08 PM, recorded in Deed Book 782 Page 238 in the records of Jonesboro, Craighead County, Arkansas.

MORTGAGE executed by Billie Jean Tankersley, wife and Len Tankersley, husband, dated September 17, 2008, filed September 19, 2008 at 10:03:20 AM, recorded in Mortgage Book 1371 Page 438 in the records of Jonesboro, Craighead County, Arkansas, securing the amount of \$40,000.00.

ASSIGNMENT OF RENTS AND LEASES executed by Billie Jean Tankersley, wife and Len Tankersley, husband, dated September 17, 2008, filed September 19, 2008 at 10:03:21 AM, recorded in Mortgage Book 1371 page 449 in the records of Jonesboro, Craighead County, Arkansas.

CORRECTION CERTIFICATE OF THE COUNTY COLLECTOR executed by Carol Ward, Collector and Custodian of the delinquent tax records, in favor of Billie Jean Tankersley, dated

October 21, 2008, filed October 28, 2008 at 10:13:01 AM, recorded in Deed Book 784 page 626 in the records of Jonesboro, Craighead County, Arkansas.

REDEMPTION DEED executed by Mark Wilcox, Commissioner of State Lands, in favor of Billie Jean Tankersley, dated October 28, 2008, filed on October 30, 2008 at 3:57:02 PM, recorded in Deed Book 784 Page 744 in the records of Jonesboro, Craighead County, Arkansas, redeeming property taxes for caption land for years 2005, 2006, and 2007. (Parcel Number 01-134033-02000)

MORTGAGE executed by Donald L. Tankersley SPA D. Len Tankersley and Billie J. Tankersley SPA Billie Jean Tankersley, his wife, in favor of First National Bank - Jonesboro, dated October 24, 2011, filed November 2, 2011 at 10:26 AM, recorded in Document Number JB2011R-016681 in the records of Jonesboro, Craighead County, Arkansas, securing the amount of \$12,000.00.

EXTENSION AGREEMENT AND SCHEDULE OF PAYMENTS D Len Tankersley and Billie Jean Tankersley, his wife, dated October 24, 2012, filed November 6, 2012 at 8:39 AM, recorded in Document Number JB2012R-018877 in the records of Jonesboro, Craighead County, Arkansas, modifying mortgage recorded in Document Number JB2011R-016681.

EXTENSION AGREEMENT AND SCHEDULE OF PAYMENTS D Len Tankersley and Billie Jean Tankersley, his wife, dated April 22, 2013, filed May 6, 2013 at 8:39 AM, recorded in Document Number JB2012R-008401 in the records of Jonesboro, Craighead County, Arkansas, modifying mortgage recorded in Document Number JB2011R-016681.

QUITCLAIM DEED from Billie Jean Tankersley, an unmarried person, to Billie Jean Tankersley and Ethan Travis, as joint tenants with the right of survivorship, dated December 30, 2013, filed January 6, 2014 at 9:09 AM, recorded in Document Number JB2014R-000117 in the records of Jonesboro, Craighead County, Arkansas.

WARRANTY DEED from Billie Jean Tankersley, to Kenneth Griggs and Donnie Griggs, as tenants in common, dated April 2, 2014, filed April 9, 2014 at 12:50 PM, recorded in Document Number JB2014R-005230 in the records of Jonesboro, Craighead County, Arkansas, reserving life estate for the grantor.

REAL ESTATE TAXES for the year 2015 have not been paid and are now due; Special Assessments for Drainage District 33 for the year 2016 are now due and payable. (Parcel Number 01-134033-02000)

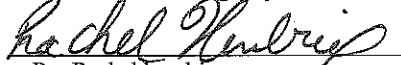
Judgments have been checked on Donnie Griggs, Kenneth Griggs, Kenneth Griggs, Billie Jean Tankersley, Billie Jean Travis, Brent Travis and Ethan Travis. during the aforementioned period, and the following were found:

DEFAULT JUDEMENT by and between NCO Portfolio Management Inc., Plaintiff, and Kenneth R Griggs and Debra L Griggs, Defendants, dated January 3, 2007, filed December 10, 2007 at 2:07:04 PM, recorded in Judgement Book 67 Page 297 in the records of Jonesboro

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