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LIMITED TITLE SEARCH

Date: January 5, 2023
Prepared For: City of Jonesboro - Code Enforcement
File Number: 23-082547-300

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 March 11, 1983 at 3:52 p.m. to December 15, 2022 at 7:30 a.m.:

Lot 1 in Block "H" of Haltom's Second Addition to the City of Jonesboro, Arkansas.

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

30 YEAR CHAIN OF TITLE:

WARRANTY DEED executed by Mary J. Doty and Elmer L. Doty, her husband, in favor of Rufus Saffell and Bernice Jones, as joint tenants with the right of survivorship, dated March 2, 1983, filed March 11, 1983 in Deed Record 301 page 355 in the records of Jonesboro, Craighead County, Arkansas.

WARRANTY DEED executed by Rufus Saffell and Trudie Saffell, his wife, and Bernice Jones, a single person, in favor of Billy D. Greer and Linda Sue Greer, his wife, as tenants by the entirety, dated October 11, 1994, filed October 12, 1994 and recorded in Deed Record 468 page 404 in the records of Jonesboro, Craighead County, Arkansas.

DECREE OF DIVORCE Linda S. Greer vs. Billy D. Greer, dated July 3, 2000, filed July 10, 2000 and recorded in Chancery Book 206 page 251 in the records of Jonesboro, Craighead County, Arkansas. Section V calls for the property to be sold.

REPORT OF SALE Linda S. Greer vs. Billy D. Greer, dated June 12, 2001, filed June 12, 2001 and recorded in Chancery Book 215 page 799 in the records of Jonesboro, Craighead County, Arkansas.

COMMISSIONER'S DEED executed by Ann Hudson, as Commissioner in Chancery in favor of Billy D. Greer, dated October 9, 2001, filed October 10, 2001 and recorded in Deed Record 614 page 413 in the records of Jonesboro, Craighead County, Arkansas.

NOTICE OF LIS PENDENS, Case No. CV-2003-294, styled Union Planters Bank, N.A. vs. Billy D. Greer and First Community Bank, dated April 18, 2003, filed April 18, 2003 and recorded in Lis Pendens Book 8 page 772 in the records of Jonesboro, Craighead County, Arkansas.

FORECLOSURE DECREE, Case No. CV-2003-294, styled Union Planters Bank, N.A. vs. Billy D. Greer and First Community Bank, dated July 14, 2003, filed July 21, 2003 in Law Book 62 page 341 and in Judgment Book 29 page 443 in the records of Jonesboro, Craighead County, Arkansas.

COMMISSIONER'S REPORT OF SALE, Case No. CV-2003-294, styled Union Planters Bank, N.A. vs. Billy D. Greer and First Community Bank, dated August 13, 2003, filed August 13, 2003 and recorded in Law Book 62 page 523, in the records of Jonesboro, Craighead County, Arkansas.

ORDER APPROVING THE SALE, Case No. CV-2003-294, styled Union Planters Bank, N.A. vs. Billy D. Greer and First Community Bank, dated August 13, 2003, filed August 13, 2003 and recorded in Law Book 62 page 525, in the records of Jonesboro, Craighead County, Arkansas.

ORDER AND ACKNOWLEDGMENT OF DEED, Case No. CV-2003-294, styled Union Planters Bank, N.A. vs. Billy D. Greer and First Community Bank, dated August 13, 2003, filed August 13, 2003 and recorded in Law Book 62 page 527, in the records of Jonesboro, Craighead County, Arkansas.

COMMISSIONER'S DEED executed by Ann Hudson, as Commissioner, in favor of Union Planters Bank, N.A., dated August 13, 2003, filed August 15, 2003 and recorded in Deed Record 652 page 519 in the records of Jonesboro, Craighead County, Arkansas.

SPECIAL WARRANTY DEED executed by Union Planters Bank, N.A. in favor of Vicki Ghant, dated February 5, 2004, filed February 9, 2004 and recorded in Deed Record 663 page 759 in the records of Jonesboro, Craighead County, Arkansas.

REDEMPTION DEED executed by the Commissioner of State Lands, State of Arkansas, in favor of Vicki Ghant, dated February 23, 2004, filed March 2, 2004 and recorded in Deed Record 665 page 402 in the records of Jonesboro, Craighead County, Arkansas.

REDEMPTION DEED executed by the Commissioner of State Lands, State of Arkansas, in favor of Vicki Ghant, dated April 16, 2012, filed May 1, 2012 and recorded as Instrument No. JB2012R-007155 in the records of Jonesboro, Craighead County, Arkansas.

REDEMPTION DEED executed by the Commissioner of State Lands, State of Arkansas, in favor of Vicki Ghant, dated June 10, 2016, filed June 17, 2016 and recorded as Instrument No. JB2016R-009183 in the records of Jonesboro, Craighead County, Arkansas.

REDEMPTION DEED executed by the Commissioner of State Lands, State of Arkansas, in favor of Vicki Ghant, dated July 13, 2021, filed July 16, 2021 and recorded as Instrument No. 2021R-017138 in the records of Jonesboro, Craighead County, Arkansas.

OPEN MORTGAGES:

NONE

TAX INFORMATION:

Taxes for the year 2019 and prior years are paid. Taxes for the years 2020 and 2021 are DELINQUENT. Taxes for the year 2022 are not yet due and payable.

Parcel No. 01-144073-21900

Judgments have been checked on Vicki Ghant and Billy D. Greer 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: Tara V. Pierce