



# INVOICE

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**Invoice #:** 228570  
**Invoice Date:** 4/26/2018  
**File Number:** 18-074464-300

**To:**

City of Jonesboro - Code Enforcement  
**Attention: Michael Tyner**  
410 W. Washington  
Jonesboro, AR 72401

**From:**

Lenders Title Company  
Bonnie Burton  
2207 Fowler Avenue  
Jonesboro, AR 72401  
870-935-7410

In Re: **J & M Trinity Properties, LLC**

Description	Amount	Total
Title Search	\$100.00	\$100.00
	Total	\$100.00

*Thank you for your business!*

Please Remit To:  
Lenders Title Company  
2207 Fowler Avenue  
Jonesboro, AR 72401  
870-935-7410



2207 Fowler Avenue  
Jonesboro, Arkansas 72401  
Phone: 870-935-7410  
FAX: 870-935-6548

### **LIMITED TITLE SEARCH**

Date: April 26, 2018  
Prepared For: City of Jonesboro  
File Number: 18-074464-300

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 April 1, 2016 at 7:30 am to April 12, 2018 at 7:30 am:

Lot 6 in Block "C" of the Replat of Lots 11 through 17, Block "B" and Lots 2 though 7 in Block "C", Cedar Heights 1st Addition, Jonesboro Arkansas, as shown by plat in Plat Cabinet "A" Page 89, subject to Bill of Assurance in Deed Record 190 Page 241 and Amendments thereto in Deed Record 233 Page 116 and Deed Record 282 Page 146 at Jonesboro, Arkansas, and to easements as shown on recorded Plat.

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

Warranty Deed executed by Albert Dion Williams, a married man and Carlos Martez Larry, a married man, dba W & L Enterprises to J & M Trinity Properties LLC, dated May 3, 2016 and recorded May 6, 2016 at 9:27 AM in Document Number JB2016R-006715 at Jonesboro, Craighead County, Arkansas AND Correction Warranty Deed recorded February 6, 2018 at 11:48:14 AM in Document Number 2018R-002410 to include a lot erroneously omitted from previous deed.

Mortgage, Security Agreement and Assignment of Rents and Leases executed by J&M Trinity Properties LLC in favor of U.S.Bank National Association dated April 28,2016 and recorded May 6, 2016 at 3:33 PM in Document Number JB2016R-006754 at Jonesboro, Craighead County, Arkansas, securing the sum of \$382,500.00 WHICH has been Re-recorded on February 6, 2018 at 1:32:50 PM in Document Number 2018R-002420 to add omitted lot.

Taxes are paid for the year 2016; 2017 tax is now due and payable. (Parcel #01-144171-09900)  
This property lies within the special improvement district of Drainage District Number 20 tax;  
Taxes are paid for the year 2017; 2018 tax is now due and payable.

Judgments have been checked on J & M Trinity Properties, LLC 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**

A handwritten signature in cursive script that reads "Bonnie Burton". The signature is written in black ink and is centered below the company name.

By: Bonnie Burton