

**Lenders Title Company**

Authorized Agent  
for  
**Old Republic National Title Insurance Company**

**COMMITMENT FOR TITLE INSURANCE**

Please read the exceptions and the terms shown or referred to herein carefully. The exceptions are meant to provide you with notice of matters that are not covered under the terms of the title insurance policy and should be carefully considered.

This report is a written representation as to the condition of title for purposes of providing title insurance and lists all liens, defects, and encumbrances filed of record within the last thirty (30) years that have not been released of record or that are not statutorily expired.

No title insurance agent or any other person other than a licensed Arkansas attorney may provide legal advice concerning the status of title to the property described in the title commitment.

**SCHEDULE A**

Date Issued: **April 7, 2015, 12:30 pm**  
Commitment No: **15-068305-300**  
Effective Date: **March 13, 2015, 7:30 am**

Prepared For: **Arkansas Development Finance Authority**

- |     |   |                      |
|-----|---|----------------------|
| 1.  | The policy or policies to be issued are:  | <b>POLICY AMOUNT</b> |
| (a) | ALTA Owner's Policy - 06-17-06<br>Proposed Insured: <b>DeQuita D. James</b>   | <b>\$74,900.00</b>   |
| (b) | ALTA Loan Policy - 06-17-06<br>Proposed Insured: <b>Arkansas Development Finance Authority, its respective successors and assigns as their interests may appear</b> | <b>\$74,900.00</b>   |
|     | Proposed Borrower: <b>DeQuita D. James</b>  |                      |
2. The Estate or interest in the land described or referred to in this Commitment and covered herein is a **Fee Simple**.
3. Title to said estate or interest in said land is at the effective date hereof of record in:  
**Arkansas Development Finance Authority**

**Old Republic National Title Insurance Company**

**This commitment is invalid unless the Insuring provisions and Schedules A & B are attached.**

Countersigned  
**Lenders Title Company**  
2207 Fowler Avenue  
Jonesboro, AR 72401  
870-935-7410  
Arkansas Title Agency License No. 100111646



By: Bonnie S. Burton  
Title Agent License No.: 9895367

4. The land referred to in this Commitment is located in the County of Craighead, State of Arkansas and described as follows:

**Lot 3 of Beacons and Bridges First Addition to the City of Jonesboro, Craighead County, Arkansas, Replat of Lots 6, 7, and 8 of Watkins Subdivision of a part of the Southeast Quarter of the Southwest Quarter of Section 8, Township 14 North, Range 4 East, as shown by Plat recorded in Plat Cabinet "C" page 193 and subject to easements and rights of way of record.**

## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B - SECTION I

Commitment No: **15-068305-300**

Effective Date: **March 13, 2015**

I. The following are the requirements to be complied with:

1. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.
2. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest or mortgage to be insured.
3. **Furnish executed Owner's Disclosure & Agreement.**
4. **Payment of the General Taxes for the year 2014. (Parcel #1-144083-14300)**
5. **Warranty Deed from Arkansas Development Finance Authority executed by an officer of said corporation, duly authorized by proper resolution of the Board of Directors, vesting fee simple title in DeQuita D. James.**
6. **Furnish a copy of the Articles of Incorporation, including any and all amendments thereto, of Arkansas Development Finance Authority.**
7. **Furnish a copy of the Bylaws, including any and all amendments thereto, of Arkansas Development Finance Authority.**
8. **Furnish a certified copy of the corporate resolution of the Board of Directors of Arkansas Development Finance Authority authorizing the Corporation to enter into the transaction contemplated hereby and designating the officer or officers to execute all necessary instruments in connection therewith.**
9. **Furnish a Certificate of Good Standing for Arkansas Development Finance Authority from the Arkansas Secretary of State.**
10. **Mortgage (deed of trust) from DeQuita D. James (and spouse, if married) to Arkansas Development Finance Authority.**
11. **Release of subject property from Mortgage (deed of trust) executed by Beacons and Bridges, Inc. in favor of The City of Jonesboro, Department of Community Development dated March 27, 2007 in the original amount of \$25,290.00 and recorded on April 6, 2007, Mortgage Book 1273 page 584 in the records of Craighead County, Arkansas.**
12. **Release of subject property from Mortgage (deed of trust) executed by Beacons and Bridges, Inc. in favor of Arkansas Development Finance Authority dated September 8, 2008 in the original amount of \$425,000.00 and recorded on September 23, 2008, Mortgage Book 1372 page 70 in the records of Craighead County, Arkansas and Deed Restriction-Home Investment**

recorded in Mortgage Book 1372 page 77.

- 13. Payment and release of record of lien against Beacons & Bridges Inc. in favor of Department of Workforce Services dated March 24, 2011 in the original amount of \$13,157.84 and recorded on March 28, 2011, as Instrument No. LC2011J-0074 in the records of Craighead County, Arkansas.**
- 14. Payment and release of record of lien against Beacons & Bridges Inc. in favor of Department of Workforce Services dated March 24, 2011 in the original amount of \$13,157.84 and recorded on March 30, 2011, as Instrument No. JB2011J-000602 in the records of Craighead County, Arkansas.**
- 15. Payment and release of record of lien against Beacons & Bridges Inc. in favor of Department of Workforce Services dated April 13, 2012 in the original amount of \$4,778.15 and recorded on June 29, 2012, as Instrument No. LC2012J-0600 in the records of Craighead County, Arkansas.**
- 16. Payment and release of record of lien against Beacons & Bridges Inc. in favor of Department of Workforce Services dated April 13, 2012 in the original amount of \$4,778.15 and recorded on July 5, 2012, as Instrument No. JB2012J-002482 in the records of Craighead County, Arkansas.**

NOTE: The instruments required by this commitment must be executed by the properly identified and authorized parties to this transaction. Any variance requires underwriting approval by the Company prior to closing.

## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B - SECTION II

Commitment No: **15-068305-300**

Effective Date: **March 13, 2015**

- II. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.
1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
  2. Standard Exception:
    - (a) Rights or claims of parties in possession not shown by the public records.
    - (b) Easements or claims of easements, not shown by the public records.
    - (c) Encroachments, overlaps, boundary line disputes and any matters which would be disclosed by an accurate survey and inspection of the premises.
    - (d) Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
  3. Special Exceptions:
    - (a) **Building setback lines and easements, as shown on plat of record in Plat Cabinet C Page 193 at Jonesboro, Arkansas.**
    - (b) **Taxes and assessments for the year(s) 2015 and thereafter, plus any penalties and interest which may accrue.**
    - (c) **Loss arising from any security interests evidenced by financing statements filed of record with the Circuit Clerk of Craighead County, Arkansas or the Secretary of State of Arkansas as of the effective date hereof under the Uniform Commercial Code.**
    - (d) **Loss arising from any judgment liens or other liens of record in any United States District Court or Bankruptcy Court in the State of Arkansas as of the Effective Date hereof that are not reflected in the real property records of the county in which the property is located.**
    - (e) **Loss arising from any Oil, Gas or Mineral interests, conveyed, retained, assigned or any activity or damage to the insured land caused by the exercise of sub-surface rights or ownership, including but not limited to the right of ingress and egress for said sub-surface purposes.**