



**LENDERS TITLE**  
**C O M P A N Y**

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

**LIMITED TITLE SEARCH**

Date: January 14, 2016  
Prepared For: City of Jonesboro- Michael Tyner  
File Number: 16-069993-300

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 October 10, 1991 at 1:00 PM to December 21, 2015 at 7:30 AM:

A part of the West Half of the southeast Quarter of Section 24, Township 14 North, Range 4 East, being more particularly described as follows; Commence at the Southwest corner of aforesaid Southeast Quarter of Section 24; thence North 0 degrees 42 minutes East along the West line of aforesaid Southeast Quarter a distance of 275 feet, thence North 0 degrees 42 minutes East along said West Line 105.0 feet to the point of beginning proper; thence North 0 degrees 42 minutes East along said West Line 105.0 feet; thence North 89 degrees 30 minutes East 210.0 feet, thence South 0 degrees 42 minutes West 105.0 feet; thence South 89 degrees 30 minutes West 210.0 feet to the point of beginning proper and containing in all 0.5 acre, more or less, and being subject to an easement of 15 feet along the West side of the tract for a road and being contingent upon an easement of 15 feet for a road along the West line of said Southeast Quarter from 305.0 feet to the North right of way line on Highway Number 18.

ALSO:

A part of the West Half of the Southeast Quarter of Section 24, Township 14 North, Range 4 East, and being more particularly described as follows: Commencing at the Southwest corner of aforesaid Southeast Quarter of Section 24; thence North 0 degrees 42 minutes East along the West line of aforesaid Southeast Quarter a distance of 485 feet to the point of beginning; thence North 0 degrees 42 minutes East along said West line 210.0 feet; thence North 89 degrees 30 minutes East 210.0 feet; thence South 0 degrees 24 minutes West 210.0 feet; thence South 89 degrees 30 minutes West 210.0 feet to the point of beginning and containing in all 1.0 acres, more or less, and being subject to an easement of 15 feet along the West side of the tract for a road and being contingent upon an easement of 15 feet for a road along the West line of SE ¼ from South line of the 1.0 acre tract., South 0 degrees 42 minutes West 420 feet to the North R/W Hwy 18.

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

WARRANTY DEED from Loren N. Hynes and Floy M. Hynes, husband and wife, to Bobby Jo Dycus and Wilma Dycus, dated October 10, 1991, filed October 10, 1991 at 1:00 PM, recorded in Deed Book 412 Page 208 in the records of Jonesboro, Craighead County, Arkansas.

REAL ESTATE TAXES for the years 2012, 2013, 2014 are delinquent, Special Assessments for the years 2013, 2014, 2015 are delinquent. Real Estate Taxes for the year 2015 and Special Assessments for the year 2016 are not yet due and payable. (Parcel Number 01-144244-00800)

Judgments have been checked on Bobby Jo Dycus and Wilma Dycus during the aforementioned period, and the following were found:

NONE

If tax information was requested, please see the attached tax certificate for the real property tax information as to the above described property.

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