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### **LIMITED TITLE SEARCH**

Date: November 16, 2021  
Prepared For: Code Enforcement - City of Jonesboro, Arkansas  
File Number: 21-080796-300

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 February 11, 1974 at 9:15 a.m. to November 1, 2021 at 7:30 a.m.:

A part of Lot 3 in Block "I" of Nisbett's First Addition to the City of Jonesboro, Arkansas, more particularly described as follows: Commencing at the Northwest Corner of said lot and running thence South 59 feet and 10 inches; thence East 121 feet; thence North 59 feet and 10 inches; thence West 121 feet to the place of beginning.

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

WARRANTY DEED from Clennie Wheeler and Ida Wheeler, his wife, to John Caldwell and Dora E. Caldwell, his wife, dated February 7, 1974, filed February 11, 1974 and recorded in Deed Book 207 page 219 in the records of Jonesboro, Craighead County, Arkansas.

CONTRACT OF SALE by and between John Caldwell and Dora E. Caldwell, his wife, and Flora Carline Turner, dated July 12, 1976, filed December 27, 1976 and recorded in Deed Book 239 page 413 in the records of Jonesboro, Craighead County, Arkansas.

LAST WILL AND TESTAMENT OF John Caldwell, dated November 9, 1978, filed February 20, 1984 and recorded in Will Book F page 743 in the records of Jonesboro, Craighead County, Arkansas.

ORDER Approving Final Account, Directing Distribution and Discharging Personal Representative, In the Matter of the Estate of John Caldwell, deceased, dated November 26, 1984, filed November 26, 1984 and recorded in Probate Record X page 539 in the records of Jonesboro, Craighead County, Arkansas.

CONTRACT OF SALE AGREEMENT by and between Carline Turner and Jimmy C. Turner, III and Patty C. Turner, his wife, dated October 10, 1990, filed October 10, 1990 and recorded in Miscellaneous Record 22 page 742 in the records of Jonesboro, Craighead County, Arkansas.

NOTICE OF LIS PENDENS, Case No. E-97-46, styled Melba Barton vs. Flora Carline Turner; Jimmy C. Turner, III; Patti C. Turner a/k/a Patricia Turner; James Hatley d/b/a Hatley Tractor Repair; The State of Arkansas through the Arkansas Department of Finance and Administration, dated January 10, 1997, filed January 10, 1997 and recorded in Lis Pendens Record 7, page 552 in the records of Jonesboro, Craighead County, Arkansas.

DECREE Case No. E-97-46, styled Melba Barton vs. Flora Carline Turner; Jimmy C. Turner, III; Patti C. Turner a/k/a Patricia Turner; James Hatley d/b/a Hatley Tractor Repair; The State of Arkansas through the Arkansas Department of Finance and Administration, dated October 20, 1997, filed October 24, 1997, and recorded in Chancery Book 179 page 613 in the records of Jonesboro, Craighead County, Arkansas.

WARRANTY DEED from Melba Barton, widow of Carl Barton, deceased, an unmarried person, to Gail Ann Oesterblad Living Trust, dated October 31, 1997, filed November 12, 1997 and recorded in Deed Record 550 page 652 in the records of Jonesboro, Craighead County, Arkansas.

LIS PENDENS, Case No. CV-2008-41, styled Regions Bank f/k/a First Bank of Arkansas v. The Gail Ann Oesterblad Living Trust; Gail Ann Oesterblad, as Trustee and individually; David L. Oesterblad, as Trustee and individually; Heritage Bank; DID Enterprizes, L.L.C.; Jerry Sharp and Citibank South Dakota, N.A., filed January 18, 2008 in Lis Pendens Book 9 page 607 in the records of Jonesboro, Craighead County, Arkansas.

FORECLOSURE DECREE, Case No. CV-2008-41, styled Regions Bank f/k/a First Bank of Arkansas v. The Gail Ann Oesterblad Living Trust; Gail Ann Oesterblad, as Trustee and individually; David L. Oesterblad, as Trustee and individually; Heritage Bank; DID Enterprizes, L.L.C.; Jerry Sharp and Citibank South Dakota, N.A., dated \_\_\_day of May, 2008, filed May 19, 2008 and recorded in Law Book 78 Page 1 and in Judgment Book 71 page 396 in the records of Jonesboro, Craighead County, Arkansas.

AGREED ORDER SETTING ASIDE DECREE, Case No. CV-2008-41, styled Regions Bank f/k/a First Bank of Arkansas v. The Gail Ann Oesterblad Living Trust; Gail Ann Oesterblad, as Trustee and individually; David L. Oesterblad, as Trustee and individually; Heritage Bank; DID Enterprizes, L.L.C.; Jerry Sharp and Citibank South Dakota, N.A., dated August 11, 2008, filed August 15, 2008 and recorded in Law Book 78 page 740 and in Judgment Book 73 page 423 in the records of Jonesboro, Craighead County, Arkansas.

ORDER OF DISMISSAL WITHOUTH PREJUDICE, Case No. CV-2008-41, styled Regions Bank f/k/a First Bank of Arkansas v. The Gail Ann Oesterblad Living Trust; Gail Ann Oesterblad, as Trustee and individually; David L. Oesterblad, as Trustee and individually; Heritage Bank; DID Enterprizes, L.L.C.; Jerry Sharp and Citibank South Dakota, N.A., dated August 11, 2008, filed August 12, 2008 and recorded in Law Book 78 page 738 in the records of Jonesboro, Craighead County, Arkansas.

REDEMPTION DEED NO. 412997 from Commissioner of State Lands for the State of Arkansas to David & Gail Oesterblad Trust for redemption of the 2016-2018 taxes dated October 5, 2020, filed October 12, 2020 and recorded as Instrument No. 2020R-023404 in the records of Jonesboro, Craighead County, Arkansas.

Judgments have been checked on Gail Ann Oesterblad Living Trust and Gail Ann Oesterblad during the aforementioned period, and the following were found:

Deficiency Judgment against David L. Oesterblad, Gail Ann Oesterblad, David L. Oesterblad and Gail Ann Oesterblad, Trustees of the Gail Ann Oesterblad Living Trust, and Gail Ann Oesterblad and David L. Oesterblad, Trustees of the David L. Oesterblad Living Trust and D & G Rentals, LLC, in favor of Heritage Bank, dated December 8, 2005, filed December 13, 2005 and recorded in Law Book 70 page 725 and in Judgment Book 50 page 176 in the records of Jonesboro, Craighead County, Arkansas. Order of Revivor filed on December 17, 2015 as Instrument No. JB2015J-002648 in the records of Jonesboro, Craighead County, Arkansas.

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**

A handwritten signature in cursive script that reads "Tara V. Pierce".

By: Tara V. Pierce