



2207 Fowler Avenue
Jonesboro, Arkansas 72401
Phone: 870-935-7410
FAX: 870-933-7222

LIMITED TITLE SEARCH

Date: June 1, 2021
Prepared For: Jonesboro Code Enforcement
File Number: 21-079912-300

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 January 1, 1986 at 07:30 a.m. to May 14, 2021 at 07:30 a.m.:

Lot 36 in Block "I" of Fairview Acres Subdivision to the City of Jonesboro, Arkansas, as shown by plat of record in Book 123 at page 126, subject to Bill of Assurance in Deed Record 149 at page 98 and 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 from W. C. Meadows and Jacqueline Meadows, his wife, to Leonard Watson and Hazel Watson, his wife, as tenants by the entirety, dated February 14, 1986, filed February 14, 1986 in Deed Record 328 Page 660 in the records of Jonesboro, Craighead County, Arkansas.

Judgments have been checked on Hazel Watson and Leonard Watson 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

A handwritten signature in cursive script, appearing to read "Kristin Paige McLaughlin". The signature is written in dark ink and is positioned above the typed name.

By: Kristin Paige McLaughlin



Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

AFFIDAVIT

Hazel Watson
3406 Meador
Jonesboro, AR 72401-6422

RE: 3406 Meador Jonesboro, AR 72401

I, Michael McQuay, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 2nd day of June, 2022.

Michael McQuay
Michael McQuay
Jonesboro Code Enforcement

Subscribed and sworn to before me the 2nd day of June, 2022.

Tosha Moss
Notary Public



My commission expires: Jan. 17, 2024



CITY OF JONESBORO CODE ENFORCEMENT

Notice of Violation

Date: 06/02/2022

Hazel Watson
3406 Meador
Jonesboro, AR 72401-6422

SUBJECT: 3406 MEADOR
JONESBORO, AR 72401

According to county records, you are the owner of the subject property. Please be advised that the structure on this property has been inspected by the City Building and Code Enforcement inspectors and has been found to be unfit for human habitation by virtue of its dilapidated and unsanitary condition. This property poses a hazard to the public and is a nuisance against public health.

Within 10 (ten) calendar days from the date of this letter you are required to respond to this notice in writing, indicating intention to either repair, re-inhabit, or raze and remove this structure. Should you choose to repair or rehab the structure you will have to obtain a building permit and start work within 40 calendar days from the date of this notice. The building permit will be issued for a total of 45 calendar days at which time the repair or rehab work must be complete and able to pass all building, electrical, plumbing, and mechanical inspections.

If you decide to raze and remove this structure, removal and clean-up activities must be completed within 40 days of this notice.

If you decide not to repair or remove this structure, it will be necessary for the City Council to consider condemning the structure to ensure the repair, rehab, securing, and/or razing and removal of this nuisance. All costs involved in the condemnation process would be charged to you. Collection would be actively pursued.

We look forward to your cooperation in this matter. If you have any questions, call our office at (870)933-4658.

Sincerely,

David Cooley
Code Enforcement Officer
P.O. Box 1845
Jonesboro, AR 72403

CE20-9335

Sign if served in person

Code Enforcement Officer Signature, if delivered
in person

Property Owner/Interested Party Signature, if delivered
in person



DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT


RESIDENTIAL BUILDING INSPECTION REPORT

DATE OF INSPECTION:	5/31/2022
PROPERTY ADDRESS:	3406 MEADOR
PROPERTY OWNER:	HAZEL WATSON

THE FRONT DOOR IS SECURED BY A LOCK AND HASP. ALMOST ALL WIDOWS ARE BROKEN OUT AND BOARDED OVER. SOME FROM INSIDE SOME FROM OUTSIDE. THE ROOF LINE IS SINKING. THE REAR OF THE HOME HAS FALLEN OFF AND WAS CLEANED UP BY A CONTACTOR HIRED BY CODE ENFORCEMENT. ON THE REAR OF THE HOME THE RAFTERS ARE EXPOSED DUE TO THE MISSING PART OF THE HOME. THERE IS AN UNSECURED STORM SHELTER, WHICH IS HOLDING WATER AND TRASH. THERE ARE NO UTILITIES AT THE PROPERTY. THE HOME IS A HAZARD TO THE HEALTH, WELFARE, AND SAFETY OF THE PUBLIC. THE HOME SHOULD BE RAZED IMMEDIATELY TO ENSURE THE SAFETY OF LOCAL CHILDREN AND OTHER CITIZENS, NOT TO MENTION THE BLIGHT TO THE COMMUNITY.
PROPERTY WAS SECURED AT THE TIME OF INSPECTION.

In my opinion, this structure		Is	XX	Is not	Suitable for human habitation.
In my opinion, this structure		Is	XX	Is not	Physically feasible for rehabilitation.
In my opinion, this structure		Is	XX	Is not	Economically feasible for rehabilitation.
In my opinion, this structure	XX	Is		Is not	A public safety hazard and should be condemned immediately.

EMERGENCY ACTION IS WARRANTED: YES NOXX

Tim Renshaw, Chief Building Inspector	David Cooley, Code Enforcement
	

Municipal Building, 300 South Church Jonesboro, AR/ Phone 870-336-7194/Fax 870-336-1358

7020 1810 0001 8542 0654

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	
Hazel Watson	
Street and Apt. No., or PO Box No.	
340 S Meador	
City, State, ZIP+4®	
Jonesboro, AK 972401	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

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- ☐ Certified Mail Restricted Delivery \$ _____
- ☐ Adult Signature Required \$ _____
- ☐ Adult Signature Restricted Delivery \$ _____

Postmark
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Postage

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Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

Hazel Watson
3406 Meador
Jonesboro, AR 72401

7020 1810 0001 8542 0654



Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

AFFIDAVIT

Hazel Watson
3406 Meador
Jonesboro, AR 72401-6422

RE: 3406 Meador Jonesboro, AR 72401

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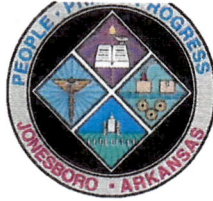
Michael McQuay
Michael McQuay
Jonesboro Code Enforcement

Subscribed and sworn to before me the 23rd day of September, 2022.

Sharon McIntosh
Notary Public

My commission expires: May 20, 2032





**CITY OF JONESBORO
CODE ENFORCEMENT**

NOTICE TO REPAIR OR REMOVE

Via: Certified Mail

Date: 09/22/2022

To: Hazel Watson
3406 Meador
Jonesboro, AR 72401-6422

Subject: 3406 MEADOR
JONESBORO, AR 72401

Dear Hazel Watson,

At its meeting on September 20, 2022, The City Council of the City of Jonesboro adopted a resolution finding and declaring the subject property to be a nuisance that must be repaired or removed. A copy of the Condemnation Resolution is enclosed.

You are hereby directed to board and secure the structure at all times until the structure is brought into full compliance with applicable building or abatement codes or until such time as the structure is razed and removed. Boarding and securing the structure does not relieve the owner of the requirement to diligently repair, rehabilitate or demolish and remove the structure.

If you decide to abate this nuisance you must obtain necessary permits and commence abatement work with thirty (30) days from the date of condemnation by City Council. The permits shall expire forty-five (45) days from the date of issuance. Abatement work is expected to be completed before the permits expire. **A fine of not less than \$250 nor more than \$500 may be imposed and an additional fine of \$250 for each day thereafter.(Ord. 11.32.12)**

In the event you have not obtained necessary permits and commenced work to abate the nuisance with in thirty (30) days from the date of condemnation by City Council the City will take actions required to abate the nuisance. All costs of abatement will be billed to you as owner of the property. Payment of this bill will be actively pursued. A tax lien will be placed on the property until payment is received in full. **A fine of not less than \$250 nor more than \$500 may be imposed and an additional fine of \$250 for each day thereafter.(Ord. 11.32.12)**

Should you have any questions about this process, please call the City's Code Enforcement Office at 870-933-4658.

Sincerely,

David Cooley
Code Enforcement Officer

CE20-9335

*Sign if served in
person*

*Date
served or
delivered:* _____

Code Enforcement Officer Signature, if delivered in person

Property Owner/Interested Party Signature, if delivered in person



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Signature Copy

Resolution: R-EN-142-2022

File Number: RES-22:130

Enactment Number: R-EN-142-2022

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO
CONDEMN PROPERTY LOCATED AT: 3406 Meador Rd. Jonesboro, AR 72401 Parcel #
01-144281-35600 OWNER: Hazel Watson

LEGAL DESCRIPTION: Lot 36 in Block "I" of Fairview Acres Subdivision to the City of Jonesboro,
Arkansas, as shown by plat of record in Book 123 at page 126, subject to Bill of Assurance in Deed
Record 149 at page 98 and easements as shown on recorded plat.


WHEREAS, the above property has been inspected and has been determined unsuited for human
habitation.

WHEREAS, all of the stipulations have been met in the condemnation process to proceed with the
condemnation of this property.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
JONESBORO, ARKANSAS THAT: The city should proceed with the condemnation of the property
located at: 3406 Meador Rd. Jonesboro, AR 72401.

PASSED AND APPROVED THIS 20TH DAY OF SEPTEMBER 2022.




Harold Copenhagen, Mayor

Date 9-22-22

ATTEST:


April Leggett, City Clerk

Date 9-22-22

7021 2720 0001 4894 9011

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☐ Return Receipt (electronic) \$

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☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

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Total Postage and Fees

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Sent To

Hazel Watson USPS

Street and Apt. No., or PO Box No.

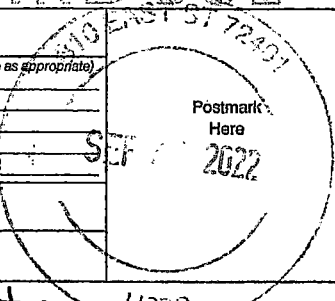
3406 Meador

City, State, ZIP+4[®]

Jonesboro, Ark 72401

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



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| <input type="checkbox"/> Return Receipt (electronic) | \$ | _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ | _____ |
| <input type="checkbox"/> Adult Signature Required | \$ | _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | _____ |

Postage

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Total Postage and Fees

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Sent To

Hazel Watson

USPS

Street and Apt. No., or PO Box No.

3406 Meador

City, State, ZIP+4®

Jonesboro, AR

72401

7021 2720 0001 4894 9011



Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

AFFIDAVIT

Amanda Watson
404 Roseclair
Jonesboro, AR 72401

RE: 3406 Meador Jonesboro, AR 72401

I, Michael McQuay, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 5th day of January, 2023.

Michael McQuay
Michael McQuay
Jonesboro Code Enforcement

Subscribed and sworn to before me the 5th day of January, 2023.

Sharon McIntosh
Notary Public

My commission expires: May 20, 2032





Invoice# : 66255

Case# : 20-9335

Notice to be Mailed by 1/8/2022

Hazel Watson
~~3604~~ Meador
~~3406~~
Jonesboro, AR 72401

Subject: 3406 Meador, Jonesboro, AR 72401 Parcel# 01-144281-35600

This is notification that the property mentioned above is subject to a lien for cost and expenses due to the City of Jonesboro for correcting code violations. This lien will be placed on the agenda for approval before the City Council of the City of Jonesboro on 2/7/2022.

The Council Meeting is at 5:30pm in the Municipal Building Council Chambers located at 300 S. Church St.

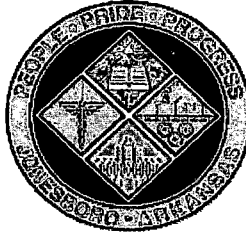
You have the right to appear and contest this action.

Should you have any question about this process, please call the Code Enforcement Office at 870-933-4658.

Thank you,

Scott Roper

Director of Code Enforcement
City of Jonesboro
300 S. Church Street
Jonesboro, AR 72401
Phone: 870-933-4658



DATE	INVOICE NO
12/15/2022	0066311

BILL TO
Hazel Watson 3406 Meador Jonesboro, AR 72401

DUE DATE
12/31/2022

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
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PREVIOUS OUTSTANDING BALANCE 0.00

Code Enforcement Charges December 2022:

Newspaper Publication	1.00	280.80	280.80	0.00	0.00	280.80
Title Search for 3406 Meador	1.00	150.00	150.00	0.00	0.00	150.00
Certified Postage for Notices	1.00	30.50	30.50	0.00	0.00	30.50
Demolition Costs	1.00	7,000.00	7,000.00	0.00	0.00	7,000.00
Administrative Fee	1.00	100.00	100.00	0.00	0.00	100.00
Standard Postage for Notices	1.00	2.36	2.36	0.00	0.00	2.36
County Filing Fee	1.00	15.00	15.00	0.00	0.00	15.00
Attorney Ad Litem	1.00	757.82	757.82	0.00	0.00	757.82

INVOICE TOTAL: 8,336.48 0.00 0.00 8,336.48

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

For questions please contact us at (870) 932-3042

Customer Name: Hazel Watson
Customer No: 022920
Account No: 0035479 - Mowing Account #01-144281-35600

DUE DATE	INVOICE NO
12/31/2022	0066311

Please remit payment by the due date to:

City of Jonesboro
300 South Church Street
PO Box 1845
Jonesboro, AR 72403

Invoice Total: 8,336.48
Discounts: 0.00
Credit Applied: 0.00
Ending Balance: 8,336.48

INVOICE BALANCE: \$8,336.48
AMOUNT PAID: _____

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| <input type="checkbox"/> Return Receipt (electronic) | \$ | _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ | _____ |
| <input type="checkbox"/> Adult Signature Required | \$ | _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | _____ |

Postage

\$

Total Postage and Fees

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Sent To

Amanda Watson

Street and Apt. No., or PO Box No.

404 Roseclair

City, State, ZIP+4®

Jonesboro, AR 72401

Postmark
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JAN 05 2023

7022 2410 0003 0083 5560



Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

AFFIDAVIT

Hazel Watson
3406 Meador
Jonesboro, AR 72401

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Michael McQuay
Michael McQuay
Jonesboro Code Enforcement

Subscribed and sworn to before me the 5th day of January, 2023.

Sharon McIntosh
Notary Public

My commission expires: May 20, 2032





DATE	INVOICE NO
12/15/2022	0066311

BILL TO
Hazel Watson 3406 Meador Jonesboro, AR 72401

						DUE DATE
						12/31/2022
DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE

PREVIOUS OUTSTANDING BALANCE 0.00

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Title Search for 3406 Meador	1.00	150.00	150.00	0.00	0.00	150.00
Certified Postage for Notices	1.00	30.50	30.50	0.00	0.00	30.50
Demolition Costs	1.00	7,000.00	7,000.00	0.00	0.00	7,000.00
Administrative Fee	1.00	100.00	100.00	0.00	0.00	100.00
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INVOICE TOTAL: 8,336.48 0.00 0.00 8,336.48

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AMOUNT PAID: _____



Invoice# : 66255

Case# : 20-9335

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You have the right to appear and contest this action.

Should you have any question about this process, please call the Code Enforcement Office at 870-933-4658.

Thank you,

Scott Roper

Director of Code Enforcement
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Jonesboro, AR 72401
Phone: 870-933-4658

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Total Postage and Fees

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City, State, ZIP+4®

Hazel Watson
3604 Meador

Jonesboro AR 72401

Postmark
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JAN 05 2023

USPS

7022 2410 0003 0083 5300