



**REAL ESTATE TRANSFER
SERVICES**

611 W CHICKASAWBA ST. BLYTHEVILLE, AR 72315 870-763-9000

1401 E Main St.

Blytheville, AR 72315

Title Report and Lien Search

Legal Description:

A tract of land carved out of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 14, Township 15 North, Range 11 East, Mississippi County, Arkansas more particularly described as follows: Beginning at a point South 1 degree 09 minutes East 248 feet from the Northeast corner of said Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼); thence South 1 degree 09 minutes East 778.0 feet to a point; thence South 89 degrees 31 minutes West 330 feet to a stake; thence North 1 degree 09 minutes West 778 feet to a stake; thence North 89 degrees 31 minutes East 330.0 feet to the point of beginning.

REAL ESTATE TRANSFER SERVICES, INC. hereby certifies that after a careful and thorough search of all official records and files in Chickasawba District of Mississippi County, Arkansas from Warranty Deed dated March 22, 1999 to December 22, 2023 at 9:00 p.m., there are no unsatisfied judgments and executions of record in the proper offices to impart notice thereof to the public against the record owners or affecting the title of said land during the period of time covered by this search, EXCEPT

*Should RETS, Inc. be asked to issue a title insurance commitment and policy on said land, exception will be taken to access. A search of the real estate records did not produce deeded access to the subject property.

*Party Wall Encroachment as shown on survey for AKDAS Properties LLC by Bradley P. Hancock

LAST APPARENT OWNER OF RECORD/VESTING:

1. **Warranty Deed** from Colleen McCorkle, et al to Earnest Hood filed March 22, 1999 in Book 471, Page 540, records of Mississippi County, Arkansas.
Deed of Personal Representatives from The Estate of Ernest A. Hood, deceased to the Ernest A. hood Revocable Trust filed March 29, 2010 in Book 2019, Page 1290, records of Mississippi County, Arkansas.

2. **Judgments** have been checked on the following names from December 22, 2013 to December 22, 2023:

Ernest A. Hood	None Found
Ernest A. Hood Revocable Trust	None Found

3. **Taxes** are due to the County Collector as follows:

Parcel No. 305-00219-525

2022 County Tax -PAID \$7,305.79

Easements are shown of record as follows:

Right of Way Agreement to Arkansas Missouri Power Company filed in Book 202, Page 241, records of Mississippi County, Arkansas.

Drainage Easement filed in Book 265, Page 478, records of Mississippi County, Arkansas.


Agreement with Arkansas-Missouri Power Company filed in Book 265, Page 309, records of Mississippi County, Arkansas.

Sewer Line Easement filed July 23, 2007 in Book 2013, Page 9443, records of Mississippi County, Arkansas.

This Title Report and Lien Search does not include search for filings under the Uniform Commercial Code or United States Bankruptcy Court.

Liability shall not exceed amount paid for this Title Report/Lien Search.

Real Estate Transfer Services, Inc.


Christine Jackson, Title Agent