

**Remit Payment To:**

CANNADAY ABSTRACT & TITLE COMPANY, INC.  
232 GRIGGS STREET  
CLINTON, AR 72031

**INVOICE**

**Billed To:**  
WILSON REAL ESTATE AUCTIONEERS, INC.  
929 AIRPORT ROAD  
HOT SPRINGS, AR 71913

**Invoice Date:** November 7, 2018  
**Please Pay Before:** December 7, 2018  
**Our File Number:** 18575  
**Your Reference Number:**

**Property:**  
148 PORTER ROAD  
SHIRLEY, AR 72153  
VAN BUREN County

**Brief Legal:** NW SW; S½ NW; PT. NW NW  
ALL 11-12-13, VAN BUREN  
COUNTY ARKANSAS

DESCRIPTION	AMOUNT
TITLE EXAMINATION FEE *McCULLOUGH TBD FOR WILSON ***IN THE EVENT THIS TRANSACTION IS CANCELLED BY THE BUYER/SELLER/AND OR LENDING INSTITUTION - A CANCELLATION FEE WILL APPLY*** THANK-YOU.	250.00

Invoice Total Amount Due \$ 250.00

THANK-YOU FOR YOUR BUSINESS. If you should have any questions, please contact us.

CANNADAY ABSTRACT & TITLE COMPANY, INC.

232 Griggs Street

Clinton, Arkansas 72031

501-745-2115 (phone)

501-745-6232 (fax)

cannaday@cannadayabstract.com (email address)

**Transaction Identification Data for reference only:**

Issuing Agent: CANNADAY ABSTRACT & TITLE CO., INC.  
Issuing Office: 232 GRIGGS STREET, CLINTON, AR 72031  
ALTA® Universal ID:  
Loan ID Number:  
Commitment Number: 18575  
Issuing Office File Number: 18575  
Property Address: 148 PORTER ROAD, SHIRLEY, AR 72153

**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**

1. Commitment Date: November 6, 2018 at 08:00 AM
2. Policy to be issued:
  - (a) ALTA Own. Policy 08/01/16  
Proposed Insured: TO BE DETERMINED  
Proposed Policy Amount:
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. Title to the Fee Simple estate or interest in the Land is at the Commitment Date vested in:  
DANIEL McCULLOUGH and KRISTAN McCULLOUGH, husband and wife
5. The Land is described as follows:  
SEE EXHIBIT A ATTACHED HERETO

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by . This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

81C165B

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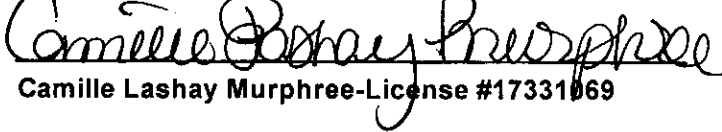
ALTA Commitment for Title Insurance 8-1-16



(18575.PFD/18575/2)

**SCHEDULE A**  
(Continued)

CANNADAY ABSTRACT & TITLE CO., INC

By:   
Camille Lashay Murphree-License #17331069

Signatory License No.: 17331069

Title Agency License No.: 100111313

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(18575.PFD/18575/2)

**SCHEDULE B, PART I  
Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
  2. Pay the agreed amount for the estate or interest to be insured.
  3. Pay the premiums, fees, and charges for the Policy to the Company.
  4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
1. WARRANTY DEED FROM DANIEL McCULLOUGH and KRISTAN McCULLOUGH, husband and wife TO TO BE DETERMINED.

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**ALTA Commitment for Title Insurance 8-1-16**



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**SCHEDULE B**  
(Continued)

**SCHEDULE B, PART II**  
**Exceptions**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property.
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. Any facts, rights, interests or claims which are not shown by the public record, but which could be ascertained by an accurate survey of the land or by making inquiry of persons in possession thereof.
3. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping of improvements not shown by the public record.
4. Any lien, or right to a lien, for services, labor or material imposed by law and not shown by the public record.
5. Easements, liens or encumbrances or claims thereof, which are not shown by the public record.
6. All assessments and taxes for the year 2018 and all subsequent years.
7. LOSS ARISING FROM ENCUMBRANCES FILED UNDER THE UNIFORM COMMERCIAL CODE (UCC).
8. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. NEITHER CANNADAY ABSTRACT & TITLE COMPANY, INC. NOR ANY UNDERWRITER THEY REPRESENT MAKE ANY REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.
9. THE LANDS INSURED HEREBY SHALL NOT BE DEEMED TO INCLUDE ANY HOUSE TRAILER, MANUFACTURED HOME, MOBILE HOME OR MOBILE DWELLING.

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(18575.PFD/18575/2)

**SCHEDULE B**  
(Continued)

10. NOTWITHSTANDING ANYTHING TO THE CONTRARY, THE POLICY ISSUED WILL NOT INSURE THE QUANTITY OF ACREAGE.
11. RIGHTS OF WAY FOR OVERHEAD OR UNDERGROUND UTILITIES NOW IN USE.
12. RIGHT OF WAY OF COUNTY ROAD AS NOW LOCATED.

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(18575.PFD/18575/2)

**EXHIBIT A**

**PROPERTY DESCRIPTION**

The land referred to in this Commitment is described as follows:

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW $\frac{1}{4}$  SW $\frac{1}{4}$ ), CONTAINING 40 ACRES, MORE OR LESS;

THE SOUTH HALF OF THE NORTHWEST QUARTER (S $\frac{1}{2}$  NW $\frac{1}{4}$ ), CONTAINING 80 ACRES, MORE OR LESS;

ALL THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (PT. NW $\frac{1}{4}$  NW $\frac{1}{4}$ ), LYING SOUTH OF COUNTY ROAD, A/K/A PORTER ROAD, CONTAINING 1 ACRE, MORE OR LESS;

ALL IN SECTION ELEVEN (11), TOWNSHIP TWELVE (12) NORTH, RANGE THIRTEEN (13) WEST, VAN BUREN COUNTY, ARKANSAS, AND CONTAINING IN THE AGGREGATE 121 ACRES, MORE OR LESS.