











3 Commercial Properties and 3 Building Lots in Osceola, Arkansas (6)

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Last Revised and Published on 23/03/23 at 6:42 AM

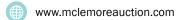


301-02741-000

Mississippi County, Arkansas - COMMERCIAL Property Card

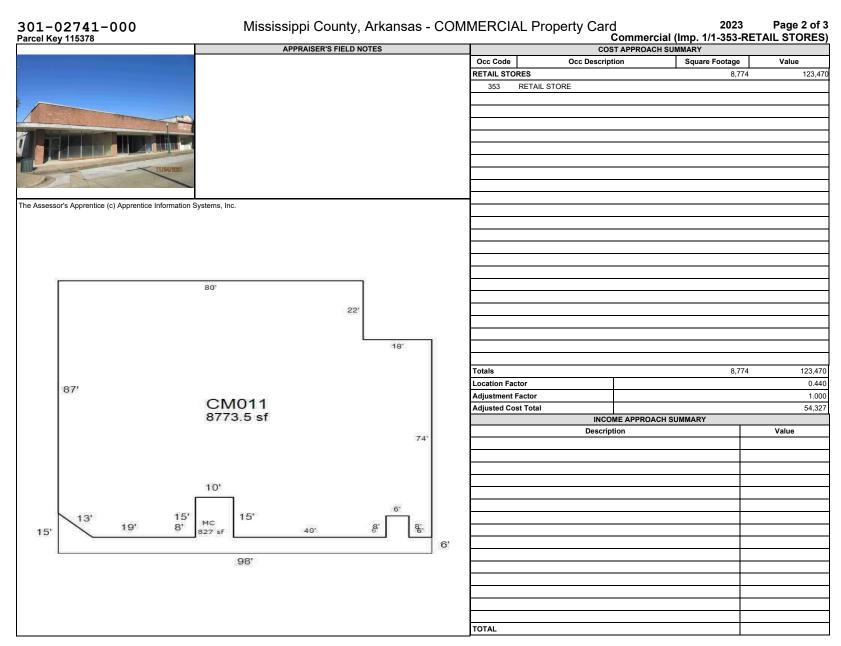
2023 Page 1 of 3

	OWNERSH	IP RECORD AND I	DESCRIPT	ON					APPRA	ISAL SUMMA	ARY						
	DISCO O	OWOLD! HOLDING	20110			Land		9,900	Improvements		54,3	25	Total Appraised		64,22		
Owner Na	lame DISCO C	OWGIRL HOLDING	3S LLC		Assesse	ed Land		1,980 Assesse	ed Improvements		10,865 Total Assessed 12,845						
Property Add	ress 101 E HA	LE						AS	SESSMENT HISTOR	RY (First 6 of	26 record	s shown)					
	OSCEOL	A AR 72370-2433			Year	Land		Improvements	Full Value	Effective	Value	Homestead	?	Comments			
Taxpayer Na	ame				2022	1	,980	10,865	12,845		12,845	No	2022	REAPPRA	ISAL Mass Update - Pa		
Add	ress				2022	1	1,980		26,674		26,674	No	2022	REAPPRA	ISAL Mass Update - Pa		
					2021	1	,980	5,619	7,599		7,599	No					
					2020		,980	5,619	7,599		7,599	No	ANNU	JAL UPDA	TE 12/31/2020		
Exemption St	atus NON-EXE	MPT			2019	1	,980	5,619	7,599		7,599	No	TE 12/31/2019				
	L	EGAL DESCRIPT	ION		2018	1	,980	5,619	7,599		7,599	No	TE 12/31/2018				
	Lot 12-1								OWNE	RSHIP RECO	ORD						
В	Block 12	Lat	/Long /		Stamps	Price		Gran	tor/Grantee		Date Sc	old Bo	ok/Page	Type	Remarks		
Subdivi	ision TOWNSI	TE ADD	•		0	1000	NEW	COMB JOHN NOL	AN TO DISCO COW	GIRL HOL	03/19/2	21	2021/001725	WD	NO STAMPS		
School Dis		Nbhd Code P1		Market	316.8	95000	SULC	ER, KENNETH S	TO NEWCOMB, JOH	IN NOLAN	11/01/9	96	251/640	) WD	FROM KENNETH S.		
А	Acres 0.23		Timber 0		0	(	QUIN	N, J WADE TO SU	LCER, KENNETH S		08/01/7	'6	168/43	3 WD			
Old Pa	arcel				0	(	TOQ	QUINN, J WADE			01/01/5	51	,	/			
Legal Descrip	ption 36-13-10																
W98.9' LTS 12 T	THRU 15 BLK 1	2 TOWNSITE ADD	101 E HAI	.E													
							BUILDIN	NG PERMIT RECO	RD			IMI	IMPROVEMENT DISTRICTS				
					Date Amount Purpose						Distr	ict A	mount		Comment		
									•		D112		38				
											LEVEE		38.61	LEVEE D	ISTRICT		
TREND	STREET	UTILITIES	ТОРО	LANDSCAPING													
Improving	Concrete	No Water	High	Good					LAI	ND RECORD							
Static	Asphalt	No Sewer	Low	Average	Use Cod	le Soil Co	de Qtr	Sec Front	Rear	Depth	Depth %	Size	Rate	Adjustn	nent Value		
Declining	G&G		1												9,900		
		INO Gas	Rouah	Poor	CS	L		9	9 100			9900	Sf 1.00	)	3,300		
None	Gravel	No Gas No Electric	Rough Flat	Poor None	CS	L		9	99 100			9900 \$	Sf 1.00	1	9,900		
None	_	No Electric			CS	L		(	99 100			9900 \$	Sf 1.00	1	9,900		
None	Gravel	No Electric No Phone			CS	L		9	99 100			9900 \$	Sf 1.00		9,500		
	Gravel Dirt	No Electric			CS	L		(	99 100			9900 \$	Sf 1.00		3,300		
None  LOT SIZE: 99 X	Gravel Dirt	No Electric No Phone			CS	L		9	100			9900 \$	6f 1.00		3,300		
	Gravel Dirt	No Electric No Phone			CS			5	100			9900 \$	6f 1.00		3,300		
	Gravel Dirt	No Electric No Phone			CS				100			9900 \$	1.00		5,500		
	Gravel Dirt	No Electric No Phone			CS			5	100			9900 \$	1.00		5,500		
	Gravel Dirt	No Electric No Phone			CS			5	100			9900 \$	1.00		5,500		
LOT SIZE: 99 X	Gravel Dirt C 100	No Electric No Phone COMMENTS			CS			5	100			9900 \$	1.00		5,500		
LOT SIZE: 99 X	Gravel Dirt	No Electric No Phone COMMENTS		None	CS			5	99 100			9900 \$	1.00		3,300		
LOT SIZE: 99 X	Gravel Dirt  (100	No Electric No Phone COMMENTS		None	CS			5	100			9900 \$	1.00		3,300		
LOT SIZE: 99 X	Gravel Dirt  C 100  REVIEW RECO Date	No Electric No Phone COMMENTS  RD By		None	CS			5	99 100			9900 \$	Sf 1.000		3,300		
LOT SIZE: 99 X  Action PRINTED ENTERED	Gravel Dirt  C100  REVIEW RECO Date 03/01/23 12/13/21	No Electric No Phone COMMENTS  RD  By WEB		None	CS			5	99 100			9900 \$	Sf 1.000				
LOT SIZE: 99 X  Action PRINTED ENTERED INSPECTED	Gravel Dirt  C100  REVIEW RECO Date 03/01/23 12/13/21 12/06/21	RD By WEB KRAMSEY KRAMSEY		None	CS			5	99 100			9900 \$	Sf 1.000				
LOT SIZE: 99 X  Action PRINTED ENTERED INSPECTED REVISITED	Gravel Dirt  C100  REVIEW RECO Date 03/01/23 12/13/21 12/06/21 12/06/21	RD By WEB KRAMSEY KRAMSEY KRAMSEY		None	CS			5	99 100			9900 \$	Sf 1.000				
Action PRINTED ENTERED INSPECTED REVISITED ENTERED	Gravel Dirt  C100  REVIEW RECO Date 03/01/23 12/13/21 12/06/21 11/03/16	RD By WEB KRAMSEY KRAMSEY KRAMSEY KRAMSEY KRAMSEY KRAMSEY KRAMSEY KRAMSEY KRAMSEY		None	CS			5	99 100			9900 \$	Sf 1.000				
LOT SIZE: 99 X  Action PRINTED ENTERED INSPECTED REVISITED	Gravel Dirt  C100  REVIEW RECO Date 03/01/23 12/13/21 12/06/21 12/06/21	RD By WEB KRAMSEY KRAMSEY KRAMSEY		None	CS				99 100			9900 \$	Sf 1.000				











301-02741-000

### Mississippi County, Arkansas - COMMERCIAL Property Card

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Parcei K	Parcel Key 115378 PROPERTY DESCRIPTION				LUMP SUM ADJUSTME	170			Commercial (Imp. 1, Sec	ction 1)
									STRUCTURAL ELEMENTS	1
	RETAIL STOP	KES			Category/Description	Quantity	Net Rate	Value		1
	Location				CANOPY/STEEL	827	13.50	11,165		
	omment									
To	otal Area 8774	Peri	meter 42	!9						
	Stories 1									
Y	ear Built 1974	Effective	<b>e Age</b> 40	)						
	Units									
	OCCUPA									
Code	Description	%	GRD	Height						
353	RETAIL STORE	100	C1	12						
	COMPONENT A	ADJUSTMENTS	1	1						
Code	Descript		%	Units						
			-							
			-							
			1	1		-				+
	041 2 = = =		1	1						1
	CALCULATOR	FINAL PRICING		007.00		-				<u> </u>
	Base Cost		<u> </u>	397,638						<u> </u>
	Exterior Walls	+	<u> </u>	138,366		-				1
Heati	ng & Air Conditioning	+	ļ	42,378						-
	Other Components	+		0						
	Basic Structure	=		578,382						
	Basic Structure \$/SqFt	\$65.92	<u> </u>							1
	ump Sums, Adjusted	+		2,010						
	eplacement Cost New	=		588,431						
	Depreciation Amount			464,961						
N	<b>1&amp;S Depreciated Cost</b>			123,470						
Fu	nctional Depreciation									
E	conomic Depreciation									
	Cost Factor			1.00						
	RCNLD			123,470	Total Gros	s Lump Sums (	Unadjusted)	11,165		

The Assessor's Apprentice (c) Apprentice Information Systems, Inc.







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Mississippi County, Arkansas - COMMERCIAL Property Card

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	OWNERSH	P RECORD AND	DESCRIPT	ION					APPRA	ISAL SUMM	ARY						
O No	DISCO C	OWGIRL HOLDING	2011.0			Land		5,000	Improvements		7,0	65	Total Appraised		12,06		
Owner Na	ame DISCOCI	JWGIRL HOLDING	35 LLC		Assess	ed Land		1,000 Assess	ed Improvements		1,4	13	Total Asse	ssed	2,41		
Property Addr	ress 109 E HA	LE						AS	SESSMENT HISTO	RY (First 6 of	f 28 records	s shown)					
	OSCEOL	A AR 72370-2022			Year	Land		Improvements	Full Value	Effective	Value	Homestead	?	Comments			
Taxpayer Na	ame				2022	1,	000	1,413	2,413	3	2,413	No	2022 I	REAPPRAI	SAL Mass Update - Pa		
Addr	ress				2022	1,	1,000		3,211 4,211		4,211	No	No 2022 REAP		SAL Mass Update - Pa		
					2021	1,	1,000		767 1,767		1,767	No					
					2020	1,	000	767	1,767	'	1,710	No	ANNU	JAL UPDAT	E 12/31/2020		
Exemption Sta	atus NON-EXE	MPT			2019	1,	000	767	1,767	'	1,643	No ANNUAL UPDATE 12/31/20					
	L	EGAL DESCRIPT	ION		2018	1,	000	767	1,767	'	1,576	No	E 12/31/2018				
	Lot 12-1				OWNERSHIP RECORD												
В	Block 12	Lat	/Long /		Stamps	Price		Gra	ntor/Grantee		Date So	old Boo	ok/Page	Type	Remarks		
Subdivi	ision TOWNSI	TE ADD			0	0	PUGH	I DONNIE TO DIS	CO COWGIRL HOL	DINGS LLC	04/08/2	21 2	2021/002292	QCD			
School Dis	strict 1N	Nbhd Code P1		Market	13.2	4000	FRY,	BILL J TO PUGH,	DONNIE		01/08/0	9	2009/103	WD.	FROM BILLY J & SA		
A	cres 0.03		Timber 0		0	C	RICH	ARD, LUCILLE W	QUINN TO FRY, BIL	.L J	01/01/6	9	139/252	2 WD			
Old Pa	arcel				0	0	TOR	ICHARD, LUCILLI	W QUINN		01/01/5	51	,	/			
Legal Descrip	otion 36-13-10																
E14.6' LTS 12 TH	HRU 15 BLK 12	TOWNSITE ADD	109 E HAL	.E													
					BUILDING PERMIT RECORD							IMF	IMPROVEMENT DISTRICTS				
					Date	Amou	ınt		Purpose		Distri	ict A	mount		Comment		
											D112		4.8				
											LEVEE		12.53	LEVEE D	ISTRICT		
TREND	STREET	UTILITIES	TOPO	LANDSCAPING													
Improving	Concrete	No Water	High	Good					LA	ND RECORD	)						
Static	Asphalt	No Sewer	Low	Average	Use Co	de Soil Co	de Qtr	Sec Front	Rear	Depth	Depth %	Size	Rate	Adjustm	ent Value		
Declining	G & G	No Gas	Rough	Poor	CX	L			15 100			11	t 5000.00	)	5,000		
None	Gravel	No Electric	Flat	None													
	Dirt	No Phone															
		COMMENTS															
LOT SIZE: 15 X	100												1				
	REVIEW RECO	_		USE CODES													
Action	Date	Ву											1				
PRINTED	03/01/23	WEB															
ENTERED	12/13/21	KRAMSEY											1				
INSPECTED	12/06/21	KRAMSEY											1				
REVISITED	12/06/21	KRAMSEY															
ENTERED	11/03/16	KAR															
INSPECTED	11/01/16	GL															
REVIEW	11/01/16	GL															
	·	1	I					TOTALS			Acre	es 0.0	3		5,000		





301-02742-000 Parcel Key 115379	Mississippi	i County, Arkansas - CO	MMERCIAL Pro	operty Car	d Commercial (Imp. 1/1	2023 -353-RETA	Page 2 of 3
,	APPRA	ISER'S FIELD NOTES		cos	ST APPROACH SUMMARY		
			Occ Code	Occ Descrip	otion Square F	ootage	Value
			RETAIL STORES			780	16,054
			353 RETAIL S	STORE			
	<u> </u>						
	E.						
	III						
11/0/12/21							
The Assessor's Apprentice (c) Apprentice Informati	on Systems Inc						
The Assessor s Apprentice (c) Apprentice Information	on oyatema, inc.						
	With the same of t	T <sup>n</sup>					
	15'						
	014044		Totals		T	780	16,054
	CM011 <sub>52</sub> 780 sf		Location Factor				0.440
	52'700 af <sup>52'</sup>		Adjustment Factor				1.000
	700 SI		Adjusted Cost Total	11100	A DDDD A GU GUMAA DV		7,064
				Descrip	OME APPROACH SUMMARY		Value
				Descrip	Juon	<del></del>	Value
						<del></del>	
	15'						
F		<b>1</b> 2					
6"	STEEL CANODY	6'					
0.	STEEL CANOPY 90 sf						
		J					
	15'						
			TOTAL				
			TOTAL				



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### Mississippi County, Arkansas - COMMERCIAL Property Card

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Parcel K	ey 115379				, , , , , , , , , , , , , , , , , , ,		<u>'</u>		Commercial (Imp. 1, Sec	ction 1)
	PROPERTY D				LUMP SUM ADJUSTME				STRUCTURAL ELEMENTS	
Busine	ss Name RETAIL STOR	RES			Category/Description	Quantity	Net Rate	Value		
	Location				CANOPY/STEEL	90	13.50	1,215		
C	comment									
To	otal Area 780	Perir	neter 13	4						
	Stories 1									
Y	ear Built 1800	Effective	<b>Age</b> 42	!						
	Units									
	OCCUPAI	NCY LIST								
Code	Description	%	GRD	Height						
353	RETAIL STORE	100	C1	12						
			İ							
	COMPONENT A	ADJUSTMENTS								<del></del>
Code	Descripti		%	Units						
	·									
				1						+
			<u> </u>							+
										+
			<u> </u>							+
										+
				1						+
	1		1	1			-			+
	CALCULATOR	EINAL DRICING				-				+
	Base Cost	FINAL PRICING	1	E4 426			<b>-</b>			+
-	Exterior Walls	+	<del>                                     </del>	54,436 18,946		_	<del>                                     </del>			+
He -4		+	<del>                                     </del>				<b>-</b>			+
Heati	ng & Air Conditioning		1	5,795 0			<del>                                     </del>			+
-	Other Components	+	<del>                                     </del>			_	-			+
<del>-</del>	Basic Structure	=	1	79,177			-			+
	Basic Structure \$/SqFt	\$101.51		040			-			<del>                                     </del>
	Lump Sums, Adjusted	+		219						$\vdash$
	eplacement Cost New	=		80,271						
	Depreciation Amount		1	64,217			<b></b>			<del>                                     </del>
	M&S Depreciated Cost		ļ	16,054			<b></b>			<del>                                     </del>
	Inctional Depreciation									<b>↓</b>
E	conomic Depreciation		<b> </b>							
<u> </u>	Cost Factor			1.00			L			
	RCNLD		<u> </u>	16,054	Total Gro	ss Lump Sums	(Unadjusted)	1,215		

The Assessor's Apprentice (c) Apprentice Information Systems, Inc.









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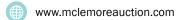


301-02730-000

Mississippi County, Arkansas - COMMERCIAL Property Card

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	OWNERSHI	P RECORD AND D	DESCRIPT	ION						APPRA	ISAL SUMMA	ARY					
Owner No	ama DISCO CO	WGIRL HOLDING	28110			Land		10,00	00	Improvements		32,7	'15	Total Appraised		42,71	
Owner Na	ame DISCO CC	WGIRL HOLDING	35 LLC		Assess	ed Land		2,00	OO Assesse	d Improvements		6,543 <b>Total Assessed</b> 8,543					
Property Addr	ress 112 N POI	PLAR							ASS	ESSMENT HISTO	RY (First 6 of	27 record	s shown)	)			
	OSCEOLA	AR 72370-0561			Year	Lane	d	Impro	ovements	Full Value	Effective	Value	Homes	stead?	Comments		
Taxpayer Na	ame				2022		2,000		6,543	8,543	8,543		N	No 20		EAPPRAIS	SAL Mass Update - Pa
Addr	ress				2022		2,000 14,871			16,871		16,871	N	No 2022		EAPPRAIS	SAL Mass Update - Pa
					2021		2,000		9,101	11,101		11,101	N	lo	Value I	Reset due t	o Act 2284
					2020		2,000		9,101	11,101		8,218	N	lo	ANNU	AL UPDAT	E 12/31/2020
Exemption Sta	atus NON-EXE				2019		2,000		9,101	11,101		7,632	N	lo	ANNU	AL UPDAT	E 12/31/2019
		EGAL DESCRIPTI	ON		2018		2,000		9,101	11,101		7,046					
	Lot 5								OV	VNERSHIP RECOF	RD (First 6 of						
	lock 11		Long /		Stamps	Price				tor/Grantee		Date Sc	old	Book/	Page	Type	Remarks
Subdivis	sion TOWNSIT	E ADD  Nbhd Code P1			0	1				TO DISCO COWO		02/24/2	21	202	1/001938	WD	REMODEL UPDATE
School Dis	Market	23.1					NS INC TO ALLIED		11/09/2		20	20/07557	WD				
A		52.8	1				CO TO RUST CO		12/01/9			243/617	WD	FROM AMERICA PU			
Old Pa					178.2	5				F BLY TO AMERIC		12/01/9			239/452		
Legal Descrip	otion 36-13-10				0					OUIS TO PARK NE		11/01/8			199/52		
LT 5 BLK 11 TO	WNSITE ADD 1	12 N POPLAR			0		0 HO	DGES,	LOUISE TO H	& LOUIS	09/01/8	33		198/482			
					BUILDING PERMIT RECORD								IMPROVEMENT DISTRICTS				
					Date	Δ	Amount			Purpose		Distr	rict	Amo			Comment
												D112			6.4		
												LEVEE			27.86	LEVEE DI	STRICT
TREND	STREET	UTILITIES	TOPO	LANDSCAPING													
Improving	Concrete	No Water	High	Good							ND RECORD						
Static	Asphalt	No Sewer	Low	Average	Use Co	de So	il Code Q	tr Sec	Front	Rear	Depth	Depth %	, s	Size	Rate	Adjustme	-
Declining	G & G	No Gas	Rough	Poor	CL		L		25	5 110			-	1 Lt	10000.0		10,000
None	Gravel	No Electric	Flat	None						+ +			_				
	Dirt	No Phone								+ +			_				
		COMMENTS								+ +							
LOT SIZE: 25 X	110									+ +			-				
										+ +			-				
										+			-				
						_				+			-				
	REVIEW RECOR	ND.		USE CODES		_				+			-				
Action	Date	By		USE CODES	<b>.</b>					+ +			-				
PRINTED	03/01/23	WEB	1		<b>.</b>					+			-				
ENTERED	12/13/21	KRAMSEY	1					+		+							+
INSPECTED	12/13/21	KRAMSEY	1					+		+							+
HAOLEGIED	12/06/21	KRAMSEY	1					+		+							+
PEVISITED	12/00/21		1							1			_				+
REVISITED ENTERED	11/03/16	I KAR															
ENTERED	11/03/16	KAR								+							
	11/03/16 11/01/16 11/01/16	GL GL															





301-02730-000 Parcel Key 115364		s - COMMERCIAL Property C	Commercial (Imp. 1/1-344-OFF	Page 2 of 3 ICE BUILDING)
	APPRAISER'S FIELD NOTES		COST APPROACH SUMMARY	
		I	scription Square Footage	Value
		OFFICE BUILDING	2,800	74,354
		344 OFFICE BUILDING		
4 1 1				
	N. C.			
TV(14/2)[2]				
***************************************				
The Assessor's Apprentice (c) Apprentice Informati	an Custama Inc			
The Assessor's Apprentice (c) Apprentice informati	on Systems, inc.			
I	25'			
	25			
	112'	Totals	2,800	74,354
		Location Factor		0.440
		Adjustment Factor		1.000
		Adjusted Cost Total		32,716
	CM011		INCOME APPROACH SUMMARY	32,710
	CM011 <sub>12</sub> 2800 sf		escription	Value
	2800 ST	De	scription	value
		-	+	
	L edward St			
	25'			
Į.				
		TOTAL		



301-02730-000

### Mississippi County, Arkansas - COMMERCIAL Property Card

2023 Page 3 of 3 Commercial (Imp. 1, Section 1)

Parcel K	ey 115364 PROPERTY D	ECODIDIO:		-	Commercial (Imp. 1, Sec	tion 1)				
D					LUMP SUM ADJUSTMENT		Not Dot-	Value	STRUCTURAL ELEMENTS	
	ss Name OFFICE BUIL				Category/Description	Quantity	Net Rate	Value		
	Location 112 N POPLA	AK .								
	Comment									
T	otal Area 2800	Peri	neter 27	4						
	Stories 1									
Y	ear Built 1991	Effective	<b>Age</b> 40	)						
	Units									
	OCCUPA									
Code	Description	%	GRD	Height						
344	OFFICE BUILDING	100	C1	12						
		Ì								
			İ							
	COMPONENT A	ADJUSTMENTS	1							
Code	Descript		%	Units						
	2000.190		,,,	- Cilino						
			<u> </u>							
			<u> </u>	-						
			<u> </u>	-						
			1							
			ļ							
			<u></u>	<u> </u>						
		FINAL PRICING								
	Base Cost			195,244						
	Exterior Walls	+		60,340						
Heati	ing & Air Conditioning	+		9,968						
	Other Components	+		0						
	Basic Structure	=		265,552						
	Basic Structure \$/SqFt	\$94.84								
Net	Lump Sums, Adjusted	+								
R	Replacement Cost New	=		265,552						
	Depreciation Amount			191,198						
	M&S Depreciated Cost		İ	74,354						
	unctional Depreciation		1							1
	conomic Depreciation		1							
	Cost Factor		1	1.00						
	RCNLD		<u> </u>	74,354	Total Gross	Lump Sume /	Unadiusted\			
<u> </u>	or's Approption (s) Appro		1	14,004	Total Gloss	Lump Jums (	onaujusteu)	l		

The Assessor's Apprentice (c) Apprentice Information Systems, Inc.







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# **211** Rear Semmes Tax Property Card



301-02495-000

Mississippi County, Arkansas - City Property Card

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Parcel Key 11	15114														Parce	I Summary Page		
	OWNERSHIP	RECORD AND	DESCRIPTION	ON	APPRAISAL SUMMARY													
Owner No	ame ALLIED VE	NTUDESTIC				Land		1,00	00	Improvements			•	Total Appra	otal Appraised			
Owner Na	allie ALLIED VE	NTOKES LLC			Assess	ed Land		20	00 Assesse	d Improvements				Total Asse	ssed	200		
Property Addr	ress 211 REAR	SEMMES				ASSESSMENT HISTORY (First 6 of 33 records shown)												
	OSCEOLA	AR			Year	La	and	Impro	ovements	Full Value	Effectiv	e Value	Homestead?	ad? Comments				
Taxpayer Na	ame				2022		200		0	20	)	200	No	2022 I	REAPPRA	NSAL Mass Update - Pa		
Addr	ress				2022		200		0	20	ו	200	No	2022 I	2022 REAPPRAISAL Mass Update			
					2021		200		0	20	ו	200	No	Value	Value Reset due to Act 2284			
					2020		200		0	20	ו	200	No	ANNU	AL UPDA	TE 12/31/2020		
Exemption Sta	emption Status NON-EXEMPT				2019		200		0	20	ו	200	No	ANNU	AL UPDA	TE 12/31/2019		
	LE	GAL DESCRIPTI	ON		2018		200		0	20	)	200	No	ANNU	AL UPDA	TE 12/31/2018		
	Lot 6							•	0	WNERSHIP RECO	RD (First 6 o	f 9 records sl	nown)	•				
В	llock	Lat/	/Long /		Stamps	Pric	ce		Gran	tor/Grantee	•	Date Sold	Boo	k/Page	Туре	Remarks		
Subdivi	ision ROWLETT	ADD			0		0 S	T OF AR/	ADAMS, R TO	ALLIED VENTUR	ES LLC	09/09/20		2020/06052		REDEEMED 2010-20		
School Dis	strict 1N	Nbhd Code P1		Market	0		0 R	EED, TER	RRY TO ADAI	//S, R		12/10/10		2010/6806		FROM MARK WILCO		
	cres 0.07		Timber 0		0	1			RRY TO REEL			10/15/04	2	93/639-640	_	FROM MARK WILCO		
Old Pa					26.4		8000 C	OLEMAN	I, JIMMY LEE	TO REED, TERRY		04/20/99		263/421	WD	FROM JIMMY LEE C		
	otion 36-13-10				0	1						10/13/98		261/378	_	FROM STATE OF AR		
N40' S152' LOT		)			0 0 COLEMAN, JIMMY LEE TO COLEMAN, JIMMY LEE 6.6 1000 ROGERS, DARLENE TO COLEMAN, JIMMY LEE							10/15/96	_	251/590	_	FROM ROGERS, DA		
					BUILDING PERMIT RECORD							IMP			ISTRICTS			
		Date		Amount			Purpose		District		nount		Comment					
												D112		6.4				
											LEVEE			LEVEE [	DISTRICT			
TREND	STREET	UTILITIES	TOPO	LANDSCAPING														
Improving	Concrete	No Water	High	Good				<u> </u>		L	ND RECOR	D			l			
Static	Asphalt	No Sewer	Low	Average	Use Co	de S	Soil Code	Otr Sec	Front	Rear	Depth	Depth %	Size	Rate	Adjustr	nent Value		
Declining	G & G	No Gas	Rough	Poor	HOUSEL					0 72			1 Lt			1,000		
None	Gravel	No Electric	Flat	None												,,,,,		
110110	Dirt	No Phone	i iai	110110														
	5	COMMENTS																
LOT SIZE: 40 X	72	COMMILITIE								1								
LOT SIZE. 40 X	. 12																	
R	REVIEW RECORD USE CODES									+ +				1	1			
Action	Date	Ву		30DE0						+				1	1			
PRINTED	03/01/23	WEB						-					1	+	1			
ENTERED	12/08/21	KRAMSEY								+			1	+	+	+		
INSPECTED	12/03/21	KRAMSEY						-		+				+	1			
REVISITED	12/03/21	KRAMSEY	1							+			1	1	1			
ENTERED	11/08/16	KAR	1			- H				+					1			
INSPECTED	11/08/16	GL	1		<b> </b>					+			-	1	1			
REVIEW	11/04/16	GL	1							+				1	1			
KEVIEW	11/04/16	GL	-						TALC			A =====	0.03	1	<del> </del>	4.000		
								ГО	TALS			Acres	0.07			1,000		



## 211 Rear Semmes Tax Property Card



301-02495-000

### Mississippi County, Arkansas - City Property Card

23 Page 2 of 2 Residential (Imp. /) 2023

Parcel Key 115114				• •		•			•	•	•				Residenti	al (lmp. /)
OCCUPANCY	STORY HEIGHT	GRADE		AGE			LIVING	AREA		BAS	EMENT		BUILDING	COMPU	TATION	
Single Multi Mobile		Basic Grade	Built					Secon	d Unfi	nished		Base Price				
Single Multi Other Mobile Family Family Other Home	One SL One+ Two	Adj %	Age	Fι	ıture		First Floor	Floor		w/o Part	:	Grade Adj Factor				
		Future Grade	REL	Fι	ıture				Fin v	with Par	t	Grade +/- Factor				
		Future Adj %							Area	3		Story Height Factor				
EXTERIOR WALLS	HEAT & AC				•				•		•	Composite Factor				
Masonry Veneer	Central											Adj Per Sqft Price				
Comb Mas/Frame	Hot Air Forced	1										Total Base Sq Foota	ge			
Standard Frame	Floor/Wall Furnace	1										Base Value				
Lowcost Frame	Elec Base/Ceiling	1											ADJUSTN	MENTS TO	BASE	
	Hot Water/Steam	1														
	None	1														
FOUNDATION	FLOOR COVER	1														
Slab	Carpet/Vinyl	1												İ		
Closed Piers	Hard WD/SHT	1												Ì		
Open Piers	Hard WD/PQT	1														
FLOOR STRUCTURE	Linoleum	1														
Elevated Slab	Ceramic	1														
Wood Subfloor	Stone	1														
Slab on Grade	Softwood												•			
ROOF TYPE	None	1														
Hip Gable	Total Area															
Mansard Flat	PLUMBING	i														
Gambrel Dormer	Full Bath (3F)															
Arch Shed	Half Bath (2F)															
ROOF COVER	Extra Charges	1														
Asphalt Fbrglass	Rough-ins	1											ADDI	TIVE ITE	MS	
Wd Shng Shakes	None	1										Item	Qty	Rate	Factor	Total
Tile Rol/Mti	I	1												<u> </u>		
Other Galv Alm	FIREPLACE	i												Ì		
Area	SgI-1S DbI-1S													Ì		
INSULATION	SgI-2S DbI-2S															
Floor	Low Avg Good															
Wall														<u> </u>		
Ceiling														<u> </u>		
				YAR	D AND C	OTHER	IMPROVEME	NTS						<u> </u>		
		Item		Qty	Grade		Rate		Loc Fact	t HS	Value			<u> </u>		
														Ì		
													CALCULA	TION SU	MMARY	1
												Replacement Cost N				
												Remaining Life %				
										+		RCNLD		-		
										+		Location Factor		-		
					1	1				+		Adjusted Value		1		
					1					1 1		Total OBYI		1		
				1	<del>                                     </del>					+		Total Value		1		
					<del>                                     </del>					+		Adjustment Factor		1		
							To	tal of all (	BYI Item	s:		Final Value		-		
							- 10	VI WII (		-1						

# **217 E Semmes Tax Property Card**



301-02500-000

Mississippi County, Arkansas - City Property Card

2023 Page 1 of 2

OWNERSHIP F	RECORD AND D	ESCRIPTIO	N						APPR	AISAL SUMM	ARY					
Owner Name ALLIED VEN	TUDEOULO				Land		1,0	00	Improvements				Total Appr	aised	1,000	
Owner Name ALLIED VEN	TURES LLC			Assessed Land 200 Assessed Improvements							Total Assessed				200	
Property Address 217 E SEMM	ES				ASSESSMENT HISTORY (First 6 of 27 records shown)											
OSCEOLA A				Year	La	nd	Impr	ovements	Full Value Effective			Homestead	l?	Comments		
Taxpayer Name				2022 200				0	20	0	200	No	2022	REAPPR	AISAL Mass Update - Pa	
Address				2022		200		0	20	0	200	No	2022	REAPPR.	AISAL Mass Update - Pa	
				2021		200		0	20	0	200	No	Value	Value Reset due to Act 2284		
				2020		200		0	20	0	200	No	ANN	JAL UPDA	ATE 12/31/2020	
Exemption Status NON-EXEMP	PΤ			2019		200		0	20	0	200	No	ANN	JAL UPDA	ATE 12/31/2019	
	AL DESCRIPTION	ON		2018		200		0	20	0	200	No	ANN	JAL UPDA	ATE 12/31/2018	
Lot 6								OW	NERSHIP RECO	RD (First 6 of	13 records	shown)				
Block	Lat/L	ong /		Stamps	Pric	ce			or/Grantee	- (	Date Sol		ok/Page	Туре	Remarks	
Subdivision ROWLETT A				0					TY OF TO ALLIE	VENTURE	09/04/20		2020/0598		REDEEMED 2009-20	
	Nbhd Code P1		Market	9.9	1				EOLA, CITY OF		07/15/13		2013/439		NOT PREV. TRANSH	
Acres 0.15		Timber 0	- 11188	13.2	1				SE CORPORATION	N TO PITTM	04/04/07		2007/321	_	FROM OPTION ONE	
Old Parcel				0	1				TO OPTION ONE		05/04/06		2006/406		FROM MELVIN & BO	
Legal Description 36-13-10				0	1				SON,BOBBIE FA		12/12/05		2006/134		FROM MELVIN JR &	
S92' LOT 6 ROWLETT ADD				0	1				LSON, MELVIN		02/29/00		270/38		THOM MEETING OF CO	
392 LOT O NOWLETT ADD				BUILDING PERMIT RECORD									PROVEMEN		CTS	
		Date		Amount	DING	EKWIII KEGOI	Purpose		Distric		mount	DISTRI	Comment			
		Date		Amount			ruipose		D112	,	8.4	-	Comment			
									LEVEE			LEVEE	DISTRICT			
											LEVEE		1.0	LEVEE	JISTRICT	
Table Carrier		7070												1		
TREND STREET	UTILITIES	TOPO	LANDSCAPING							AND RECORD	<u> </u>			<u> </u>		
Improving Concrete		High	Good	Use Co	da   6	Soil Code C		Frant	Front Rear		Depth %	Size	Rate	Adjust	ment Value	
Static Asphalt		Low	Average	HOUSEL		son code C	ur Sec	72		Depth	Бериі %	Size 1			1,000	
Declining G & G		Rough	Poor	HOUSEL	.01	-		12	92			+	Lt 1000.0	,	1,000	
None Gravel		Flat	None						+ +			_				
Dirt	No Phone								+							
	COMMENTS					-			+					-		
LOT SIZE: 72 X 92									+ +			_				
									+ +			_				
									+ +			_				
									+							
									+			_				
									+							
REVIEW RECORD	_	l	USE CODES						1			-	_	-	-	
Action Date	Ву								+ +					-	-	
PRINTED 03/01/23	WEB								1					-	-	
ENTERED 12/08/21	KRAMSEY								1					-	-	
INSPECTED 12/03/21	KRAMSEY								1			1				
REVISITED 12/03/21	KRAMSEY								1					1		
ENTERED 11/08/16	KAR								ļ							
INSPECTED 11/04/16	GL								ļļ							
REVIEW 11/04/16	GL															
							TC	OTALS			Acres	<b>s</b> 0.	15		1,000	



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## 217 E Semmes Tax Property Card



301-02500-000

### Mississippi County, Arkansas - City Property Card

Page 2 of 2

Parcel Key 115119						-		· •	•	•	•				Residenti	ial (Imp. /)
OCCUPANCY	STORY HEIGHT	GRADE		A	GE		LIVING	AREA		BASE	EMENT	BUILDING COMPUTATION				
Single Multi Mobile		Basic Grade	Built					Secon	Unf	inished		Base Price				
Single Multi Other Mobile Family Family Other Home	One SL One+ Two	Adj %	Age		Future		First Floor			Grade Adj Factor						
		Future Grade	REL		Future				Fin	with Par	t	Grade +/- Factor				
		Future Adj %							Are	a		Story Height Factor				
EXTERIOR WALLS	HEAT & AC										•	Composite Factor				
Masonry Veneer	Central											Adj Per Sqft Price				
Comb Mas/Frame	Hot Air Forced											Total Base Sq Foota	ige			
Standard Frame	Floor/Wall Furnace											Base Value				
Lowcost Frame	Elec Base/Ceiling												ADJUSTN	MENTS TO	O BASE	
,	Hot Water/Steam															
	None															
FOUNDATION	FLOOR COVER															
	Carpet/Vinyl															
	Hard WD/SHT															
	Hard WD/PQT															
	Linoleum													1		
	Ceramic											<u> </u>				<del>                                     </del>
	Stone															
	Softwood															
	None															
	Total Area															
Mansard Flat	PLUMBING															
	Full Bath (3F)															
	Half Bath (2F)															
	Extra Charges															
													ADD	ITIVE ITE	MC	
	Rough-ins None											Item	Qty	Rate		Total
	None											item	Qty	Kale	Factor	Total
Tile Rol/Mtl Other Galv Alm	FIDERI AGE															<del> </del>
	FIREPLACE SgI-1S DbI-1S													1		
														1		
	Sgl-2S Dbl-2S													-		<del></del>
Floor	Low Avg Good															
Wall														1	_	+
Ceiling						A=1.1F-								1		+
						_	IMPROVEME			4 1110	Malaa					+
		Item		Qty	Grade	Age	Rate	REL %	LOC Fac	t HS	Value					+
				1	_	1	1			++			CALCULA	TION SU	MMARY	
				1		1				++		Replacement Cost N	lew			
				-		1						Remaining Life %				
				-		1						RCNLD				
						1	1			$\perp$		Location Factor				
						1				$\perp$		Adjusted Value				
						1				$\perp$		Total OBYI				
				1		1				$\bot \downarrow$		Total Value				
												Adjustment Factor				
1							То	tal of all C	BYI Item	ns:		Final Value				



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# **403 Bard Tax Property Card**



301-01341-000

Mississippi County, Arkansas - City Property Card

2023 Page 1 of 2

Control   Name   DISCO COWGRE   INCLINICS LC   SASSESSE Land	Parcel Key 113857													Parce	I Summary Page		
Control   Name   DISCO COWGRE   INCLINICS LC   SASSESSE Land	OWNERSHIP RECORD AND D	DESCRIPTIO	N														
Trigonary   Author   Trigonary   Trigona	Owner Name DISCO COWCIEL HOLDING	SIIC			Land		2,00	10	Improvements						ised 2,000		
Tappyye Name	Owner Name DISCO COWGIRL HOLDING	35 LLC		Assessed Land 400 Assessed Improvements								Total Assessed 400					
Taxpayor Name	Property Address 403 E BARD							ASS	ESSMENT HISTO	RY (First 6 o	f 26 records	shown)					
Address	OSCEOLA AR			Year	La	nd	Impro	vements	Full Value	Effective	e Value	Homestead?		Comments			
2021	Taxpayer Name			2022		400		0	40	)	400	No	2022 F	REAPPRA	NSAL Mass Update - Pa		
Property   Property	Address			2022		400		0	40	)	400	No	2022 F	2022 REAPPRAISAL Mass Update			
Exemption Status   NON-EXEMPT   2019	<u></u>			2021 4				0	40	)	400	No	Value	Value Reset due to Act 2284			
LEGAL DESCRIPTION				2020		400		0	40	)	400	No	ANNU	AL UPDA	TE 12/31/2020		
Lot 28	Exemption Status NON-EXEMPT		2019		400		0	40	)	400	No	ANNU	ANNUAL UPDATE 12/31/2019				
State   Stat	LEGAL DESCRIPTI	LEGAL DESCRIPTION						0	40	)	400	No	ANNU	AL UPDA	TE 12/31/2018		
Subdivision   MALE ADD	Lot 26							OV	NERSHIP RECO	RD (First 6 o	f 6 records s	hown)					
School District   1	Block Lat/	Long /		Stamps	Pric	e e		Grant	or/Grantee		Date Solo	d Boo	k/Page	Type	Remarks		
Acros	Subdivision HALE ADD			0		400 PI	ROFESSI	ONAL HOUSI	NG & LAND LLC	O DISCO C	03/19/21	2	021/001724	QCD			
Oid Parcel         Oid Description 38-13-10         O 0         0 MOORE, EDITH TO MOORE, WILLIAM R         12/22/08         2008/9277         BD         FROM EDITH M MO           Log I Description 38-13-10         0         0         0         0         SMITH, JERRY TO MOORE, WILLIAM R         01/01/71         168/404         169/404	School District 1N Nbhd Code P1		Market	0		0 S	T OF AR/	GAINES, DEN	NIS JR TO PROF	ESSIONAL	03/10/20		2020/01641		REDEEMED 2011-20		
Logal Description 36-13-10	Acres 0.23	Timber 0		33		10000 M	OORE, W	ILLIAM R TO	GAINES, DENNIS	JR	04/22/10		2010/2183	WD	WAS NOT LIVEABLE,		
Dotal   Amount   Date   Amount   Date   Amount   Date   Amount   Date   Amount   Date   Amount   Date   Amount   Date   Amount   Date   Amount   Date   Amount   Date   Amount   Date   Amount   Date   Amount   Date   D	Old Parcel			0		0 M	OORE, EI	DITH TO MOC	RE, WILLIAM R		12/22/08		2008/9277	BD	FROM EDITH M MO		
BUILDING PEMIT RECORD   DISTRICT   Amount   Purpose   District   Amount   Purpose   District   Amount   District   Amount   District   Amount   District   Amount   District   Amount   District   Amount   District   Dis	Legal Description 36-13-10			0		0 SI	MITH, JEF	RRY TO MOO	RE, EDITH		03/01/77		169/404				
TREND   STREET   UTILITIES   TOPO   LANDSCAPING   LEVEE   2.5   LEVEE DISTRICT	LOT 26 HALE ADD	26 HALE ADD						, JERRY			01/01/71		148/173	1			
TREND   STREET   UTILITIES   TOPO   LANDSCAPING	I							RMIT RECOR		IMP	CTS						
TREND   STREET   UTILITIES   TOPO   LANDSCAPING	I		Date		Amount			Purpose		Distric	t An	nount		Comment			
TREND	I									D112		11.2					
Improving   Concrete   No Water   High   Good   Good   Soil Code   Soil Code   Soil Code   Code   Soil Code   Co	I									LEVEE		2.5	LEVEE [	DISTRICT			
Improving   Concrete   No Water   High   Good   Good   Soil Code   Soil Code   Soil Code   Code   Soil Code   Co	I																
Static   Asphalt   No Sewer   Low   Average   Use Code   Soil Code   Ctr Sec   Front   Rear   Depth   Depth   Size   Rate   Adjustment   Value	TREND STREET UTILITIES	ТОРО	LANDSCAPING														
Static   Asphalt   No Sewer   Low   Average   Use Code   Soil Code   Qtr Sec   Front   Rear   Depth   Depth   Size   Rate   Adjustment   Value	Improving Concrete No Water	High	Good						L	AND RECOR	D						
None   Gravel   No Electric   Flat   None		Low	Average	Use Co	de S	oil Code	Qtr Sec	Front	Rear	Depth	Depth %	Size	Rate	Adjustr	ment Value		
None   Gravel   No Electric   Flat   None	Declining G & G No Gas	Rough	Poor	HOUSEL	ОТ	1		100	99			1 Lt	2000.00		2,000		
COMMENTS		Flat	None														
LOT SIZE: 100 X 99  REVIEW RECORD USE CODES Action Date By PRINTED 03/01/23 WEB ENTERED 11/08/21 KRAMSEY INSPECTED 10/29/21 KRAMSEY REVISITED 10/29/21 KRAMSEY ENTERED 09/01/16 KAR	Dirt No Phone					1											
REVIEW RECORD   USE CODES	COMMENTS																
Action         Date         By   <	LOT SIZE: 100 X 99																
Action         Date         By   <	I																
Action         Date         By   <	I																
Action         Date         By   <	I																
Action         Date         By   <	I																
Action         Date         By   <	I																
PRINTED         03/01/23         WEB	REVIEW RECORD	U	ISE CODES		i												
ENTERED 11/08/21 KRAMSEY	Action Date By																
INSPECTED   10/29/21   KRAMSEY	PRINTED 03/01/23 WEB																
REVISITED         10/29/21         KRAMSEY         Image: Control of the con	ENTERED 11/08/21 KRAMSEY																
ENTERED 09/01/16 KAR	INSPECTED 10/29/21 KRAMSEY				i												
	REVISITED 10/29/21 KRAMSEY								i i								
	ENTERED 09/01/16 KAR								i i								
INSPECTED 08/23/16 GL	INSPECTED 08/23/16 GL								1								
REVIEW 08/23/16 GL		1				1			1			1	1	1			
					-		TO	TALS			Acres	0.23		1	2,000		



# 403 Bard Tax Property Card



301-01341-000 Parcel Key 113857

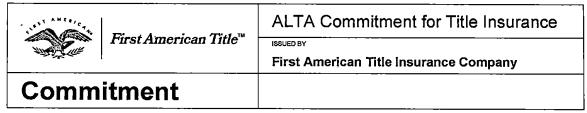
### Mississippi County, Arkansas - City Property Card

23 Page 2 of 2 Residential (Imp. /)

Parcel Key		<u> </u>																			ial (lmp. /)
occui	PANCY		STOR	RY HEIGH	T	GRADE			Α	GE		LIVING	AREA		BASI	EMENT		BUILDING	COMPU	TATION	
Single Multi	N	lobile			_	Basic Grade		Built					Second	Unfi	inished		Base Price				
Single Multi Family Family	Otner H	lome	One SI	L One+	IWO	Adj %		Age		Future		First Floor	Floor	Fin	w/o Part	:	Grade Adj Factor				
						Future Grade		REL		Future				Fin	with Par	t	Grade +/- Factor				
						Future Adj %								Are	а		Story Height Facto	r			
EXTERIO	R WALL	S	HE	AT & AC						-						•	Composite Factor				
Masonry Ven	eer		Central														Adj Per Sqft Price				
Comb Mas/Fr	rame		Hot Air For	ced													Total Base Sq Foot	tage			
Standard Fra	me		Floor/Wall	Furnace													Base Value	-			
Lowcost Fran	ne		Elec Base/	Ceiling														ADJUSTN	MENTS TO	D BASE	
			Hot Water/s																	-	
			None																		<del>                                     </del>
FOLING	DATION			OR COVER																	
Slab	JAHON		Carpet/Viny		•																<del></del>
Closed Piers			Hard WD/S																		<del></del>
Open Piers			Hard WD/P																		
FLOOR ST	DIICTIII	)E	Linoleum	Ψ.													<del></del>		ł		<del></del>
Elevated Slab		\E	Ceramic														<u> </u>				<del>                                     </del>
Wood Subfloo			Stone														<b></b>		+		<del>                                     </del>
Slab on Grad			Softwood																		<del> </del>
	TYPE		None																		<del> </del>
	Gable																				
Hip	Flat	+	Total Area																-		
Mansard		+		UMBING	1																
Gambrel	Dormei	+	Full Bath (3																		
Arch	Shed	$\perp$	Half Bath (2																		
	COVER		Extra Char																		
Asphalt	Fbrglass	•	Rough-ins															_	TIVE ITE		
Wd Shng	Shakes		None														Item	Qty	Rate	Factor	Total
Tile	Rol/Mtl	$\perp$																			
Other	Galv Ain	וו		EPLACE																	
Area			SgI-1S	Dbl-1S	_																
	ATION		SgI-2S	DbI-2S																	
Floor			Low	Avg (	Good																
Wall																			<u> </u>		
Ceiling																					
												IMPROVEME							<u> </u>		
						Ite	m		Qty	Grade	Age	Rate	REL %	Loc Fac	t HS	Value					
																		CALCULA	TION SU	MMARY	
																	Replacement Cost	New			
																	Remaining Life %				
																	RCNLD				
																	Location Factor				
																	Adjusted Value				
																	Total OBYI				
																	Total Value				
																	Adjustment Factor				
												To	tal of all O	BYI Item	is:		Final Value				
															_		-				

# Title Commitment - 107 E Hale





#### COMMITMENT FOR TITLE INSURANCE

#### Issued By

### FIRST AMERICAN TITLE INSURANCE COMPANY

#### NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES, ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

### COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, *First American Title Insurance Company*, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company

Dennis J. Gilmore, President

Gred L. Smith, Secretary

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

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Form 5030099 (1-31-17)

Page 1 of 3

Jan / Alfun They & Smit

ALTA Commitment for Title Insurance (8-1-16)
Without Arbitration

(1695-23.PFD/1695-23/2)







### COMMITMENT CONDITIONS

### 1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company
- "Proposed Insured": Each person identified in Schedule Aas the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- "Title": The estate or interest described in Schedule A.
- If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
- The Company's liability and obligation is limited by and this Commitment is not valid without:
  - (a) the Notice;
  - the Commitment to Issue Policy;
  - (c) the Commitment Conditions;
  - (d) Schedule A;
  - Schedule B, Part I—Requirements; (e)
  - Schedule B, Part II-Exceptions; and
  - (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

### COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

#### LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - (i) comply with the Schedule B, Part I—Requirements;
  - eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
  - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- The Company shall not be liable for the content of the Transaction Identification Data, if any.
- In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- In any event, the Company's liability is limited by the terms and provisions of the Policy.

### LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

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

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Form 5030099 (1-31-17)

Page 2 of 3

ALTA Commitment for Title Insurance (8-1-16) Without Arbitration (1695-23.PFD/1695-23/2)

(615) 517-7675



### Title Commitment - 107 E Hale



- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

### IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

#### PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment

#### ARBITRATION

Arbitration provision intentionally removed.

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

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Form 5030099 (1-31-17)

Page 3 of 3

ALTA Commitment for Title Insurance (8-1-16) Without Arbitration (1695-23,PFD/1695-23/2)







First American Title™

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

### Schedule A

#### **NOTICE TO CONSUMERS:**

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.

### Transaction Identification Data for reference only:

Issuing Agent

Real Estate Transfer Services, Inc.

100113397

Issuing Office:

611 Chickasawba Street

Blytheville, AR 72315

Issuing Office File No.:

1695-23

Property Address:

107 E Hale Street, Osceola, AR 72370

Commitment No.: 1695-23

Loan ID No .: Revision No.:

### **SCHEDULE A**

Commitment Date: 1. March 16, 2023 at 09:00 AM

2. Policy to be issued:

ALTA® ALTA Own. Policy (06/17/06)

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: Disco Cowgirl Holdings, LLC
- 5. The Land is described as follows:

See Exhibit A attached hereto and made a part of hereof

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

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Form 50007705-A(9-18-18)

### Title Commitment - 107 E Hale



SCHEDULE A (Continued)

Commitment No.:

1695-23

FIRST AMERICAN TITLE INSURANCE COMPANY

Bv:

Christine Jackson, License No. 5062739

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

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Form 50007705-A (9-18-18)

ALTA Commitment for Title Insurance (8-1-16) Arkansas - Schedule A (1695-23.PFD/1695-23/2)



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	First American Title™	SSUEDBY First American Title Insurance Company
Sched	ule Bl	

Commitment No.:

1695-23

### SCHEDULE B, PART I Requirements

### All of the following Requirements must be met

- 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.
- 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.
  - a. Warranty Deed from Disco Cowgirl Holdings, LLC to to be determined
  - Mortgage from to be determined to To be determined, securing the principal amount of \$0.00
- 5. Warranty Deed
- 6. Pay the following taxes:

PARCEL NO. to be determined

2022 County Tax- Now due and payable- to be determined

- 7. \*Subject to issuance of new tax number and amount.
- 8. Subject to any and all party wall maintenance agreements or lack there of.

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Form 50007805-BI&BII (9-18-18)

ALTA CommitmentforTitle Insurance (8-1-16) Arkansas - Schedule Bl&Bll (1695-23.PFD/1695-23/4)









CENT AMERICA	ALTA Commitment for Title Insurance
First American Title™	SSUEDBY First American Title Insurance Company
	First American True insurance Company
Schedule BII	

Commitment No.:

1695-23

### 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:

- 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. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- 3. Any facts, rights, interests, or daims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- 4. Easements, liens or encumbrances, or daims thereof, not shown by the Public Records.
- 5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- 6. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- 7. Any daim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, day, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise, and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records are shown in Schedule B.
- 8. Taxes and assessments for the year 2023, and subsequent years, not yet due and payable.
- 9. All interest in and to all oil, gas, coal and other minerals and all rights pertaining thereto.
- 10. Subject to all easements of record.
- The exact quantity of land or number of acres or square feet contained within the property described herein is not insured. Any statement of acreage or quantity of land is shown for identification purposes only

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

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Form 50007805-BI&BII (9-18-18)

ALTA Commitment for Title Insurance (8-1-16) Arkansas - Schedule Bl&Bil (1695-23.PFD/1695-23/5)







### Title Commitment - 107 E Hale



### SCHEDULE B, PART II (Continued)

Commitment No.: 1695-23

- \*Subject to issuance of new tax number and amount. 12.
- Subject to any and all party wall maintenance agreements or lack there of. 13.

NOTE: The Arkansas Insurance Department address and contact information is: Arkansas Insurance Department, Consumers Services Division, 1200 W. 3rd Street, Little Rock, AR 72201-1940. (800) 852-5494 or (501) 371-2640.

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Form 50007805-BI&BII (9-18-18)

ALTA Commitment for Title Insurance (8-1-16) Arkansas - Schedule Bl&Bil (1695-23.PFD/1695-23/5)

will@mclemoreauction.com

### Title Commitment - 107 E Hale



est AMERICA	ALTA Commitment for Title Insurance
First American Title™	ssuedby First American Title Insurance Company
Exhibit A	

Commitment No.: 1695-23

The Land referred to herein below is situated in the County of Mississippi, State of Arkansas, and is described as follows:

The West 98.9 feet of Lots 12, 13, 14 and 15, Block 12, Osceola Townsite Addition to Osceola, Arkansas, less and except the west 73.9 feet of lots 12, 13, 14 and 15, Block 12, Osceola Townsite Addition to Osceola, Arkansas.

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Form 50007705-A(9-18-18)

ALTA Commitment for Title Insurance (8-1-16) Arkansas - ExhibitA (1695-23.PFD/1695-23/2)

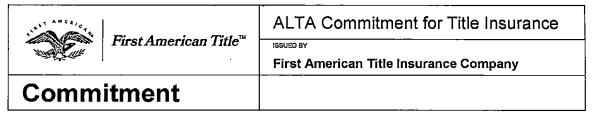






# Title Commitment - 109 E Hale





#### COMMITMENT FOR TITLE INSURANCE

#### Issued By

### FIRST AMERICAN TITLE INSURANCE COMPANY

### NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES, ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

#### COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, *First American Title Insurance Company*, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company

Dennis J. Gilmore, President

Greg L. Smith, Secretary

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Form 5030099 (1-31-17)

Page 1 of 3

ALTA Commitment for Title Insurance (8-1-16)
Without Arbitration

(1697-23.PFD/1697-23/2)







#### COMMITMENT CONDITIONS

### 1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.
- 2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
- 3. The Company's liability and obligation is limited by and this Commitment is not valid without:
  - (a) the Notice;
  - (b) the Commitment to Issue Policy;
  - (c) the Commitment Conditions;
  - (d) Schedule A;
  - (e) Schedule B, Part I-Requirements;
  - (f) Schedule B, Part II—Exceptions; and
  - (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

### 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

### 5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - (i) comply with the Schedule B, Part I—Requirements;
  - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(ii) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

### 6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

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

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Form 5030099 (1-31-17)

Page 2 of 3

ALTA Commitment for Title Insurance (8-1-16)
Without Arbitration

(1697-23.PFD/1697-23/2)





### Title Commitment - 109 E Hale



- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

### 7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

#### 8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

#### 9. ARBITRATION

Arbitration provision intentionally removed.

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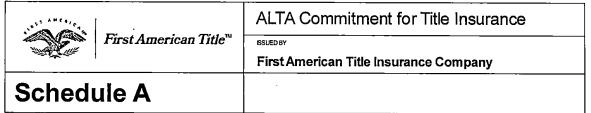
Form 5030099 (1-31-17)

Page 3 of 3

ALTA Commitment for Title Insurance (8-1-16)
Without Arbitration
(1697-23.PFD/1697-23/2)







#### **NOTICE TO CONSUMERS:**

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.

### Transaction Identification Data for reference only:

Issuing Agent

Real Estate Transfer Services, Inc.

100113397

Issuing Office:

611 Chickasawba Street

Blytheville, AR 72315

Issuing Office File No.:

1697-23

Property Address:

109 E Hale, Osceola, AR 72370

Commitment No.: 1697-23

Loan ID No.: Revision No.:

### **SCHEDULE A**

1. Commitment Date: March 17, 2023 at 09:00 AM

Policy to be issued:

ALTA® ALTA Own. Policy (06/17/06)
Proposed Insured: to be determined
Proposed Policy Amount \$100.00

- 3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
- Title to the Fee Simple estate or interest in the Land is at the Commitment Date vested in: Disco Cowgirl Holdings, LLC
- 5. The Land is described as follows:

See Exhibit A attached hereto and made a part of hereof

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

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Form 50007705-A (9-18-18)

ALTA Commitment for Title Insurance (8-1-16) Arkansas - Schedule A (1697-23.PFD/1697-23/2)



www.mclemoreauction.com



will@mclemoreauction.com

### Title Commitment - 109 E Hale



**SCHEDULE A** (Continued)

Commitment No.:

1697-23

FIRST AMERICAN TITLE INSURANCE COMPANY

Christine Jackson, License No. 5062739

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

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Form 50007705-A (9-18-18)

ALTA Commitment for Title Insurance (8-1-16) Arkansas - Schedule A







esc AMEA, c	ALTA Commitment for Title Insurance
First American Title™	SSUED BY
	First American Title Insurance Company
Schedule Bl	

Commitment No.:

1697-23

### SCHEDULE B, PART I Requirements

### All of the following Requirements must be met

- 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.
- 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.
- 5. Warranty Deed
- Pay the following taxes:

PARCEL NO. 301-02742-000

2022 County Tax-Now due and payable \$153.72

7. Prepare and record correction deed to correct Quitclaim Deed recorded April 8, 2021 as instrument number 2021-002292, records of Mississippi County, Arkansas. Said deed contains an error in the legal description.

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Form 50007805-BI&BII (9-18-18)

ALTA Commitment for Title Insurance (8-1-16)
Arkansas - Schedule Bl&Bil
(1697-23.PFD/1697-23/2)







AMERICAN AMERICAN	ALTA Commitment for Title Insurance
First American Title™	SSUED BY First American Title Insurance Company
Schedule BII	ThistAmerican True insurance company

Commitment No.:

1697-23

### 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:

- 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 (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- 3. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- 4. Easements, liens or encumbrances, or daims thereof, not shown by the Public Records.
- 5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- 6. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- Any daim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, day, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise, and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records are shown in Schedule B.
- 8. Taxes and assessments for the year 2022, and subsequent years, not yet due and payable.
- 9. All interest in and to all oil, gas, coal and other minerals and all rights pertaining thereto.
- 10. Subject to all easements of record.
- 11. The exact quantity of land or number of acres or square feet contained within the property described herein is not insured. Any statement of acreage or quantity of land is shown for identification purposes only

This page is only a partofa 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. 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.

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ALTA Commitment for Title Insurance (8-1-16) Arkansas - Schedule Bl&Bil





Form 50007805-BI&BII (9-18-18)

## Title Commitment - 109 E Hale



#### SCHEDULE B, PART II (Continued)

Commitment No.: 1697-23

NOTE: The Arkansas Insurance Department address and contact information is: Arkansas Insurance Department, Consumers Services Division, 1200 W. 3rd Street, Little Rock, AR 72201-1940. (800) 852-5494 or (501) 371-2640.

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Form 50007805-Bl&Bll (9-18-18)

ALTA Commitment for Title Insurance (8-1-16) Arkansas - Schedule Bl&Bil (1697-23.PFD/1697-23/2)





## Title Commitment - 109 E Hale



ST AMERICA	ALTA Commitment for Title Insurance
First American Title™	ISSUED BY
	First American Title Insurance Company
Exhibit A	

Commitment No.: 1697-23

The Land referred to herein below is situated in the County of Mississippi, State of Arkansas, and is described as follows:

The East 14.6 feet of Lots Twelve (12), Thirteen (13), Fourteen (14) and Fifteen (15), in Block Twelve (12) of the Osceola Townsite Addition to the City of Osceola, Arkansas.

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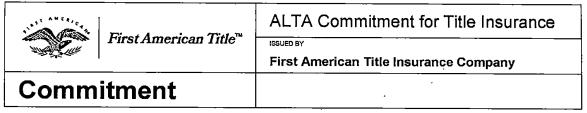
Form 50007705-A (9-18-18)

ALTA Commitment for Title Insurance (8-1-16) Arkansas - ExhibitA









#### COMMITMENT FOR TITLE INSURANCE

#### Issued By

#### FIRST AMERICAN TITLE INSURANCE COMPANY

#### NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES, ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

#### COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company

Dennis J. Gilmore, President

Greg L. Smith, Secretary

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Form 5030099 (1-31-17)

Page 1 of 3

ALTA Commitment for Title Insurance (8-1-16) Without Arbitration

(1696-23.PFD/1696-23/2)





#### COMMITMENT CONDITIONS

#### 1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
  (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- "Proposed Insured": Each person identified in Schedule Aas the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant
- "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- "Title": The estate or interest described in Schedule A.
- If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
- The Company's liability and obligation is limited by and this Commitment is not valid without:
  - (a) the Notice;
  - the Commitment to Issue Policy;
  - the Commitment Conditions; (c)
  - (d) Schedule A;
  - (e)
  - Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and
  - (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

#### COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

#### LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - comply with the Schedule B, Part I-Requirements;
  - eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- The Company shall not be liable for the content of the Transaction Identification Data, if any,
- In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- In any event, the Company's liability is limited by the terms and provisions of the Policy.

#### LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

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Form 5030099 (1-31-17)

**Table of Contents** 

Page 2 of 3

ALTA Commitment for Title Insurance (8-1-16) Without Arbitration (1696-23.PFD/1696-23/2)









- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

#### 7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

#### PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide, A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment

#### ARBITRATION

Arbitration provision intentionally removed.

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Form 5030099 (1-31-17)

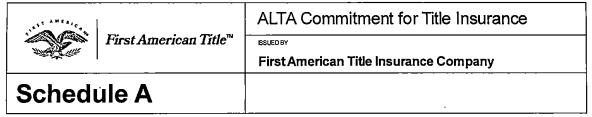
Page 3 of 3

ALTA Commitment for Title Insurance (8-1-16) Without Arbitration (1696-23.PFD/1696-23/2)









#### **NOTICE TO CONSUMERS:**

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.

#### Transaction Identification Data for reference only:

Issuing Agent Real Estate Transfer Services, Inc.

100113397

Issuing Office: • 611 Chickasawba Street

Blytheville, AR 72315

Issuing Office File No.: 1696-23

Property Address: 112 N Poplar, Osceola, AR 72370

Commitment No.: 1696-23

Loan ID No.: Revision No.:

#### **SCHEDULE A**

Commitment Date: March 17, 2023 at 09:00 AM

2. Policy to be issued:

(a) ALTA® ALTA Own. Policy (06/17/06)
Proposed Insured: to be determined
Proposed Policy Amount \$100.00

- 3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
- Title to the Fee Simple estate or interest in the Land is at the Commitment Date vested in:
   Disco Cowgirl Holdings, LLC
- The Land is described as follows:

See Exhibit A attached hereto and made a part of hereof

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Form 50007705-A (9-18-18)

ALTA CommitmentforTitle Insurance (8-1-16) Arkansas - Schedule A (1696-23.PFD/1696-23/2)









**SCHEDULE A** (Continued)

Commitment No.:

1696-23

FIRST AMERICAN TITLE INSURANCE COMPANY

Christine Jackson, License No. 5062739

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Form 50007705-A (9-18-18)

ALTA Commitment for Title Insurance (8-1-16) Arkansas - Schedule A (1696-23.PFD/1696-23/2)

41



CAN AMERICA	ALTA Commitment for Title Insurance
First American Title	SSUED BY
	First American Title Insurance Company
Schedule Bl	

Commitment No.:

1696-23

#### SCHEDULE B, PART I Requirements

All of the following Requirements must be met.

- 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
- 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.
- 5. Warranty Deed
- 6. Pay the following taxes:

PARCEL NO. 301-02730-000

2022 County Tax- Now due and payable \$516.09

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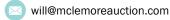
ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Form 50007805-Bl&Bll (9-18-18)

ALTA Commitment for Title Insurance (8-1-16) Arkansas - Schedule Bl&Bil (1696-23.PFD/1696-23/2)







42



SA AMERICA	ALTA Commitment for Title Insurance
First American Title™	First American Title Insurance Company
Schedule Bll	

Commitment No.:

1696-23

#### 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:

- 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.
- (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records,
- 3. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- 4. Easements, liens or encumbrances, or daims thereof, not shown by the Public Records.
- 5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- 6. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise, and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records are shown in Schedule B.
- Taxes and assessments for the year 2023 , and subsequent years, not yet due and payable.
- 9. All interest in and to all oil, gas, coal and other minerals and all rights pertaining thereto.
- 10. Subject to all easements of record.
- The exact quantity of land or number of acres or square feet contained within the property described herein is not insured. Any

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. 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.

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Form 50007805-BI&BII (9-18-18)

ALTA Commitment for Title Insurance (8-1-16) Arkansas-Schedule Bl&BlI (1696-23.PFD/1696-23/2)









#### SCHEDULE B, PART II (Continued)

Commitment No.:

1696-23

statement of acreage or quantity of land is shown for identification purposes only

NOTE: The Arkansas Insurance Department address and contact information is: Arkansas Insurance Department, Consumers Services Division, 1200 W. 3rd Street, Little Rock, AR 72201-1940. (800) 852-5494 or (501) 371-2640.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. 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 I-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Form 50007805-Bl&Bll (9-18-18)

ALTA Commitment for Title Insurance (8-1-16) Arkansas - Schedule Bl&Bil







First.		ALTA Commitment for Title Insurance
	First American Title™	SSUED BY
	<u> </u>	First American Title Insurance Company
Exhibit A		

Commitment No.: 1696-23

The Land referred to herein below is situated in the County of Mississippi, State of Arkansas, and is described as follows:

Lot 5, Block 11, Osceola Townsite Addition to the City of Osceola, Arkansas, situated in the Osceola District of Mississippi County, Arkansas. ALSO:

The right of ingress and egress to and from the Osceola Times building across the North 10 feet of Lot 11 and the South 15 feet of Lot 12 and a strip 20 feet wide, North and South across the remaining 95 feet of said Lot 12 with said 20 feet covering existing driveway through said Lot 12, all in Block 11, Osceola Townsite Addition to the City of Osceola, Arkansas situated in the Osceola District of Mississippi County, Arkansas, as per an easement from Pearl Ferguson to Louise S. Hodges, dated September 1, 1965, filed for record September 28, 1965, of record in Book 127, Page 110, records of Mississippi County, Arkansas.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. 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.

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Form 50007705-A(9-18-18)

ALTA Commitment for Title Insurance (8-1-16) Arkansas-ExhibitA (1696-23.PFD/1696-23/2)



# Title Report - 217 E Semmes





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

Disco Cowgirl Holdings, LLC 301-02500-000 217 E Semmes Limited Title Report and Lien Search

#### Legal Description:

The South 92 feet of Lot Six (6) of the Rowlett Addition to the City of Osceola, Arkansas.

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 Limited Warranty Deed dated September 4, 2020 to March 17, 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

\*Land subject to the interest of Pam Pittman and the City of Osceola Arkansas.

## LAST APPARENT OWNER OF RECORD/VESTING:

- 1. Quitclaim Deed from Allied Ventures, LLC to Disco Cowgirl Holdings, LLC filed March 13, 2023 as instrument number 2023-001604, records of Mississippi County, Arkansas.
  - Limited Warranty Deed from Commissioner of State Lands Arkansas to Allied Ventures, LLC filed September 4, 2020 as instrument number 2020-005986, records of Mississippi County, Arkansas.
- 2. **Judgments** have been checked on the following names from January 2013 to March 17, 2023:





## Title Report - 217 E Semmes



Disco Cowgirl Holdings, LLC Allied Ventures, LLC None Found None Found

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

Parcel No. 301-02500-000 2021 County Tax-DELINQUENT 2022 County Tax-Now due and payable

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



# Title Report - 211 Rear Semmes





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

Disco Cowgirl Holdings, LLC 301-02495-000 211 Rear Semmes Limited Title Report and Lien Search

#### Legal Description:

The North 60 feet of the South 152 feet, (less a 16 ft. street on the West side of Lot 6) of Lot 6 in the Rowlett Addition to Osceola, Arkansas, being a part of the NE ¼ of Section 36, Township 13 North, Range 10 East, lying and being situated in the Osceola District of Mississippi County, Arkansas.

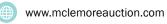
REAL ESTATE TRANSFER SERVICES, INC. hereby certifies that after a careful and thorough search of all official records and files in Chickasawba District of Mississippi County, Arkansas from Limited Warranty Deed dated September 9, 2020 to March 17, 2023 at 9:00 p.m., there are no unsatisfied judgments 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

\*Land subject to the interest of R. Adams and Terry and Arlene Reed.

#### LAST APPARENT OWNER OF RECORD/VESTING:

1. **Quitclaim Deed** from Allied Ventures, LLC to Disco Cowgirl Holdings, LLC filed March 13, 2023 as instrument number 2023-001604, records of Mississippi County, Arkansas.

Limited Warranty Deed from Commissioner of State Lands Arkansas to Allied Ventures, LLC filed September 9, 2020 as instrument number 2020-006052, records of Mississippi County, Arkansas.



## Title Report - 211 Rear Semmes



2. **Judgments** have been checked on the following names from January 2013 to March 17, 2023:

Disco Cowgirl Holdings, LLC Allied Ventures, LLC None Found None Found

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

Parcel No. 301-02495-000 2021 County Tax-DELINQUENT 2022 County Tax-Now due and payable

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



# Title Report - 403 E Bard





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

Disco Cowgirl Holdings, LLC 301-01341-000 403 E Bard Limited Title Report and Lien Search

#### Legal Description:

Lot 26, F.B. Hale Addition to the City of Osceola, Arkansas, according to plat of record in Recorder's Office for Osceola District of Mississippi County, Arkansas.

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 Limited Warranty Deed dated March 10, 2020 to March 17, 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

\*Land subject to the interest of Dennis Gaines, Jr., his heirs and assigns.

## LAST APPARENT OWNER OF RECORD/VESTING:

- 1. Quitclaim Deed from Professional Housing and Land, LLC to Disco Cowgirl Holdings, LLC filed March 19, 2021 as instrument number 2021-001725, records of Mississippi County, Arkansas.
  - Limited Warranty Deed from Commissioner of State Lands Arkansas to Professional Housing and Land, LLC filed March 10, 2020 as instrument number 2020-001641, records of Mississippi County, Arkansas.
- 2. **Judgments** have been checked on the following names from January 2013 to March 17, 2023:

50

## Title Report - 403 E Bard



Disco Cowgirl Holdings, LLC Professional Housing & Land, LLC None Found None Found

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

Parcel No. 301-01341-000 2022 County Tax-Now due and payable \$36.84

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