



LENDERS TITLE
C O M P A N Y

3761 N Mall Avenue
Fayetteville, Arkansas 72703
Phone: 479-444-3333
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LIMITED TITLE SEARCH

Date: March 2, 2016
Prepared For: United Country Dynasty Auction and Realty
File Number: 16-047450-500

Lenders Title Company hereby certifies that the records of the Circuit Clerk of Benton County, Arkansas have been examined as to the following described property from March 21, 1985 at 8:00 am to February 25, 2016 at 8:00 am:

Located in parts of the SW 1/4 of the NE 1/4 of the NE 1/4, SE 1/4 of the NW 1/4 and the NE 1/4 of the NW 1/4 of Section 6, Township 18 North, Range 28 West, in Benton County, Arkansas, more precisely described as follows: Starting at the NE corner of the NE 1/4 of the NW 1/4 of the true point of beginning; thence S 02°56'12" W, 1112.51 feet; thence S 88°29'38" E, 1303.55 feet; thence S 02°55'05" W, 635.37 feet to the centerline of Highway 94; thence along said centerline S 81°18'55" W, 323.23 feet; thence S 87°46'54" W, 257.03 feet; thence N 82°28'15" W, 57.60 feet; thence N 78°23'37" W, 472.92 feet; thence S 89°22'20" W, 206.23 feet; thence S 89°22'20" W, 102.27 feet; thence leaving said centerline N 30°58'14" W, 192.26 feet to a point on the centerline of an access road; thence along said centerline N 15°11'42" W, 97.48 feet; thence N 06°42'00" W, 216.30 feet; thence N 16°12'36" W, 84.65 feet; thence N 22°40'10" W, 229.30 feet; thence N 20°02'29" W, 112.37 feet; thence N 09°47'21" W, 66.10 feet; thence N 02°35'04" W, 189.20 feet; thence N 14°46'12" E, 80.20 feet; thence N 31°25'18" E, 130.02 feet; thence N 23°43'58" E, 113.58 feet; thence N 11°12'13" E, 150.26 feet; thence N 02°29'31" W, 155.58 feet; thence N 05°53'36" E, 31.68 feet; thence leaving said centerline S 87°44'41" E, 352.10 feet to the true point of beginning, containing 33.759 acres more or less and being subject to the right-of-way of Highway 94 along the South and an access road along the West and any existing easements.

And,

The North Half (N 1/2) of the Fractional Northeast Quarter (Frl. NE 1/4) and part of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Six (6), Township Eighteen (18), Range Twenty-eight (28) West, described as beginning at the Northeast corner of said Section 6, Township 18 North, Range 28 West, thence S 89°34' W, 2644.61 feet; thence S 00°10' W, 1108.32 feet; thence N 88°59' E, 1322.57 feet; thence S 00°11' W, 642.03 feet to the centerline of a road; thence along said centerline N 76°52' E, 124.49 feet; thence N 84°36' E, 138.33 feet; thence N 84°35' E, 341.12 feet; thence S 69°56' E, 287.04 feet; thence S 87°02' E, 139.84 feet; thence N 66°10' E, 140.70 feet; thence N 53°36' E, 147.11 feet; thence N 41°54' E, 91.94 feet; thence N 41°54' E, 9.77 feet to the East line of the said NE 1/4; thence leaving said centerline N 00°10' E to the Point of Beginning.

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

1. Memorandum of Contract filed April 1, 1985 in Book 633 at Page 271, executed by Clayton Eversole and Sheila Eversole, husband and wife to John Michael Krannicfeld and Sherry Ann Krannicfeld, husband and wife
2. Assignment of Escrow filed December 19, 1985 in Book 578 at Page 712, executed by Clayton Eversole and Sheila Eversole, husband and wife to First National Bank and Trust Company
3. Warranty Deed filed October 29, 1986 in Book 660 at Page 144, executed by Karnes County Livestock Exchange, Inc. to Clayton Eversole and Sheila Eversole, husband and wife (NOTE: this deed reserves an undivided one half mineral interest)
4. Assignment filed October 30, 1986 in Book 607 at Page 426, executed by Clayton Eversole and Sheila Eversole, husband and wife to First National Bank & Trust Company
5. Warranty Deed filed June 17, 1991 in Book 91 at Page 25368, executed by Clayton J. Eversole and Sheila Eversole, husband and wife to Jon M. Krannichfeld and Sherry A. Krannichfeld, husband and wife
6. Mortgage dated May 1991 and filed June 17, 1991 in Book 91 at Page 25369, executed by Jon M. Krannichfeld and Sherry A. Krannichfeld, husband and wife to Clayton J. Eversole and Sheila Eversole, husband and wife, securing the indebtedness of \$12,455.00
7. Warranty Deed filed August 3, 1992 in Book 92 at Page 46571, executed by Clayton Eversole and Sheila Eversole, husband and wife to John Michael Krannicfeld and Sherry Ann Krannicfeld, husband and wife
8. Tract Split Survey filed April 16, 2002 in Book P4 at Page 644, by Geomatic Consultants, Inc. for Michael and Sherry Krannicfeld.
9. Mortgage dated April 27, 2004 and filed May 4, 2004 in Book 2004 at Page 99108, executed by Jon. M. Krannichfeld and Sherry A. Krannichfeld, husband and wife, securing the indebtedness of \$300,000.00
10. Easement Deed filed October 21, 2004, executed by Jon M. Krannichfeld and Sherry A. Krannichfeld, husband and wife to Benton County Rural Development Authority

Judgments have been checked on Jon M. Krannichfeld aka Jon M. Krannicfeld and Sherry A. Krannichfeld aka Sherry K. Krannicfeld during the aforementioned period, and the following were found:

none

Tax information as to the above described property:

2015 Real Estate Taxes are Due and Payable in the amount of \$3,685.74; Parcel # 18-00448-000

2015 Real Estate Taxes are Due and Payable in the amount of \$52.93; Parcel # 18-00449-003

This Limited Title Search is intended for the exclusive use of the addressee for informational purposes only. Lenders Title Company is not expressing or attempting to express an opinion as to the validity of the title to the above described property nor as to the validity of any encumbrances, both recorded and unrecorded, that pertain to the above described property. While Lenders Title Company believes that the information stated above is accurate, no assurances are made nor is any liability assumed by Lenders Title Company for any incorrect information stated herein or omitted herefrom. For assurances as to the title to the above described property, addressee should obtain a title insurance policy.

Sincerely,

Lenders Title Company

A handwritten signature in blue ink that reads "Susan Elizabeth McCord". The signature is written in a cursive style with a large initial 'S'.

By: Susan Elizabeth McCord

Arkansas Insurance Department
Contact Information:

Arkansas Insurance Department
Consumer Services Division
1200 West Third Street
Little Rock, AR 72201-1904

(800) 852-5494
(501) 371-2640

FACTS

WHAT DOES Lenders Title Company DO WITH YOUR PERSONAL INFORMATION?

Why?

Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.

What?

The types of personal information we collect and share depend on the product or service you have with us. This information can include:

- Social Security number and credit history
- transaction history and mortgage rates and payments
- purchase history and wire transfer instructions

When you are *no longer* our customer, we continue to share your information as described in this notice.

How?

All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Lenders Title Company chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Lenders Title Company Can you limit this sharing? share?	
For our everyday business purposes- such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes- to offer our products and services to you	Yes	No
For joint marketing with other financial companies	Yes	No
For our affiliates' everyday business purposes- information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes- information about your creditworthiness	No	No
For our affiliates to market to you	No	No
For nonaffiliates to market to you	No	No

Questions?

Call 501-225-3519 or go to www.lenderstitlegroup.com

Who we are

Who is providing this notice?	Lenders Title Company
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What we do

How does Lenders Title Company protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.
How does Lenders Title Company collect my personal information?	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> • provide account information or give us your contact information • pay us by check or make a wire transfer • show us your government-issued ID <p>We also collect personal information from others, such as credit bureaus, affiliates, or other companies.</p>
Why can't I limit all sharing?	<p>Federal law gives you the right to limit only</p> <ul style="list-style-type: none"> • sharing for affiliates' everyday business purposes-information about your creditworthiness • affiliates from using your information to market to you • sharing for nonaffiliates to market to you <p>State laws and individual companies may give you additional rights to limit sharing.</p>

Definitions

Affiliates	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • <i>Our affiliates include companies such as our bank, mortgage companies, insurance companies, and securities brokerages.</i>
Nonaffiliates	<p>Companies not related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • <i>We do not share with nonaffiliates so they can market to you.</i>
Joint marketing	<p>A formal agreement between nonfinancial financial companies that together market financial products or services to you.</p> <ul style="list-style-type: none"> • <i>Our joint marketing partners include companies such as credit card issuers to inform you about their products and/or services.</i>

Other important information

State laws and individual companies may give you additional rights to limit sharing. Please consult your state laws regarding information sharing.

OLD REPUBLIC TITLE COMPANY OF ST. LOUIS, INC.

Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of **Old Republic Title Company of St. Louis, Inc.**

We may collect nonpublic personal information about you from the following sources:

- Information we received from you such as on applications or other forms.
- Information about your transactions we secure from our files, or from others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform services on our behalf or with whom we have joint market agreements:

- Financial services providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.