

Binder Only
COMMITMENT FOR TITLE INSURANCE

Issued by
Old Republic National Title Insurance Company

SCHEDULE A

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.

1. Commitment Date: **March 25, 2020, 8:00 am**

2. Policy to be issued:

(a) 2006 ALTA® Owner's Policy

Proposed Insured: **To Be Determined**

Proposed Policy Amount: **\$1,000.00**

(b) 2006 ALTA® Loan Policy

Proposed Insured:

Proposed Policy Amount:

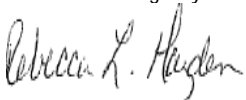
3. The estate or interest in the land described or referred to in this Commitment is **Fee Simple**.

4. Title to the **Fee Simple** estate or interest in the land is at the Effective Date vested in: **Steven Lowell Casteel**

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

Lot 23, Block 3, Baltanas, Hot Springs Village, Saline County, Arkansas.

Countersigned by: Lenders Title Company 110 Ouachita Avenue Hot Springs, AR 71901
Arkansas Title Agency License No. 100111646



By: Rebecca L. Hayden Title Agent License No.: 9895378

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. 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.

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SCHEDULE B Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Furnish executed Owner's Disclosure & Agreement.
6. Payment of the General Taxes for the year 2019.
7. Submit proof that all dues and assessments levied by Hot Springs Village Property Owners Association are current.
8. Warranty Deed from Steven Lowell Casteel and spouse (if married) vesting fee simple title in To Be Determined.

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SCHEDULE B, PART II Exceptions

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

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Standard Exceptions:
 - (a) Rights or claims of parties in possession not shown by the public records.
 - (b) Easements or claims of easements, not shown by the public records.
 - (c) Encroachments, overlaps, boundary line disputes and any matters which would be disclosed by an accurate survey and inspection of the premises.
 - (d) 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.
3. Any right, title or interest of the spouse (if any) of any married vestee herein, including, but not limited to, dower, curtesy, and/or homestead.
4. Taxes and assessments for the year(s) 2020 and thereafter, which are not yet due and payable, plus any penalties and interest which may accrue.
5. Title to, and easements in, any portion of the land lying within right-of-way of any alleys, highways, roads, streets, or other ways.
6. Loss arising from any Oil, Gas or Mineral interests, conveyed, retained, assigned or any activity on or damage to the insured land caused by the exercise of sub-surface rights or ownership, including but not limited to the right of ingress and egress for said sub-surface purposes.

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7. Loss arising from any judgment liens or other liens of record in any United States District Court or Bankruptcy Court in the State of Arkansas as of the Effective Date hereof that are not reflected in the real property records of the county in which the property is located.
8. Loss arising from any security interests evidenced by financing statements filed of record with the Circuit Clerk of Saline County, Arkansas or the Secretary of State of Arkansas as of the effective date hereof under the Uniform Commercial Code.
9. Rights or claims of parties in possession and easements or claims of easements not shown by the public records, boundary line disputes, overlaps, encroachments, and any matters not of record which would be disclosed by an accurate survey and inspection of the land.
10. Future assessments of the Saline Watershed Regional Water Distribution District; Hot Springs Village Property Owners Association.
11. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, liens and maintenance assessments provided in the Declaration of Covenants filed for record in Saline County Deed Record Book 155 at page 118, and 2019-13660 but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons. As this instrument has been amended or modified by the Supplemental Declaration filed in Saline County Deed Record Book 285 at page 720; the Amended Declaration filed for record in Saline County Deed Record Book 247 at page 515; the Amended Declaration filed for record in Saline County Deed Record Book 390 at page 381; and, First Amendment to Declaration dated April 16, 2003 and filed April 16, 2000 as Saline County Document No. 2003 034943. And Amendment as Instrument Nos. 2009-31998, 2012-61486, 2012-62692, and 2015-30986 in the records of Saline County, Arkansas.
12. Set back lines and easements as shown on the plat of said subdivision filed in Saline County Deed Record Book 285 at page 723 and Book 316 at Page 522.
13. Easement from Cooper Communities, Inc. to Teleservice Corporation of America filed for record in Saline County Miscellaneous Record Book 80 at page 697, and, as filed for record in Saline County Miscellaneous Record Book 80 at page 703.
14. Assignment executed and delivered by the Hot Springs Village Property Owners Association ("Assignor") to the Garland County, Arkansas Waterworks and Sewer Facilities Board (Hot Springs Village) (the "Assignee"), filed on November 20, 2000 as

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Saline County Document No. 2000 55925; Restated Assignment filed September 2, 2004 as Saline County Document No. 2004 086563; Restated Assignment filed October 12, 2005 as Saline County Document No. 2005 111461.

15. A Mortgage Spreading Agreement from National Recreational Properties of Hot Springs Village, LLC to Developer Finance Corporation dated November 21, 2005 and recorded November 30, 2005 at 2:17 p.m. as Saline County Document Number 2005 132916 in the Records of Saline County, AR., securing the indebtedness and other obligations described therein.
16. Assignment and Assumption of Developers Rights recorded on May 1, 2015, as Instrument No. 2015-30978 in the records of Saline County, Arkansas.

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