

REIS

REAL ESTATE INFORMATION SERVICES

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REIS File No. 2022-15447
Client File No. 1230 Juniper Dr.

February 1, 2022

ABTRACTOR'S INFORMATION LETTER LIMITED DOCUMENT LISTING

Haley Stewart
ABC Wonder Company, LP
431 E. Main St., Suite No. 106
Fort Worth, Texas 76102

In compliance with your request for 20 Year Deed Chain of Title with reference to the following described property, our search from May 30, 2002 (commencement date) to January 8, 2022 (certification date) reflects:

LEGAL DESCRIPTION:

Lot 24, Block 37, FERRET FIELDS SUBDIVISION, an Addition to the City of Euless, Tarrant County, Texas, according to the plat thereof recorded in Cabinet B, Slide 3232, Plat Records, Tarrant County, Texas.

LIMITED DOCUMENT LISTING:

(Grantor/Grantee shown as indexed and may be abbreviated. Please refer to document for full name)

WARRANTY DEED WITH VENDOR'S LIEN

Grantor: JAMES SMITH
Grantee: ALLEN HAWKINS
Filed: 8/28/2002
Recorded in: Volume: 9087 Page: 26
Instrument Number: [202123456](#)

GENERAL WARRANTY DEED

Grantor: ALLEN HAWKINS
Grantee: ALLEN HAWKINS; ASHLEY HAWKINS
Filed: 1/9/2007
Recorded in: Volume: 15683 Page: 134
Instrument Number: [207841269](#)

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

Grantor: ALLEN HAWKINS; ASHLEY HAWKINS
Grantee: BEVERLY MILLS; HAROLD T MILLS
Filed: 7/12/2009
Recorded in: Volume: 15683 Page: 134
Instrument Number: [209667851](#)

SPECIAL WARRANTY DEED

Grantor: BEVERLY MILLS; HAROLD T MILLS
Grantee: SHAWN G JOHNSON; KATY M JOHNSON
Filed: 05/30/2011
Recorded in: Volume: 15683 Page: 134
Instrument Number: [211349578](#)

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

Grantor: KATY M JOHNSON
Grantee: SHAWN G JOHNSON
Filed: 05/23/2012
Instrument Number: [212489789](#)
Notes: References division of property in Cause No. 326-21233-1, Tarrant County, Texas.

EXCEPTIONS AND REMARKS:

DIVORCE

Petitioner: SHAWN G JOHNSON
Respondent: KATY M JOHNSON
Filed: 02/12/2012
Case Number: [326-21233-1](#)
Notes: Case was not reviewed. Copy maybe available upon request, if so extra copy fees will apply. Please see Docket Sheet provided.

Hyperlinks may terminate after four years.

REIS, Inc. was only requested to provide a 20 Year Deed Chain of Title for the subject property. This search only reflects those instruments that purport to convey a fee simple interest in the properties/property. No other matters were searched.

It is understood by ABC Wonder Company, LP (Benefited Party) that the above information was secured by REIS, Inc. through the use of the real estate title records of the county where the property is located and/or from various title evidence providers. REIS, Inc. does not and will not assume any liability, financially or otherwise, to Benefited Party, or any other party, in a total amount in excess of the amount paid for the information contained herein.

The above Abstractor's Information Letter is issued for the use of, and shall inure to the benefit of the Benefited Party, and is issued in consideration of \$600.00 paid by the Benefited Party, and to whom said sum shall be returned as liquidated damages in the event the Information Letter contains an error or errors that cause Benefited Party loss or damage due to such errors. Such sum shall constitute the full measure of damages against REIS, Inc., its officers, employees and staff, as well as any other title evidence provider used in the research process.

The information set out in this Information Letter is not an opinion of title, guarantee of title, or a title insurance product of any kind, and any use or reliance on the information reported herein, for any purpose whatsoever, is taken at the sole risk and responsibility of the Benefited Party.