

# REIS

REAL ESTATE INFORMATION SERVICES

9675 Camp Bowie West Blvd, Fort Worth, TX 76116

P: 817-335-5082 F: 817-334-9687 [www.ReisResearch.com](http://www.ReisResearch.com)

---

REIS File No. 2022-12457  
Client File No. 1230 Juniper Dr.

February 1, 2022

---

## ABTRACTOR'S INFORMATION LETTER LIMITED TITLE SEARCH

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

In compliance with your request for information with reference to the following described property, our search from May 23, 2012 (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.

### **BASED ON THE INSTRUMENTS FILED OF PUBLIC RECORD, TITLE APPEARS TO BE VESTED IN:**

Shawn G. Johnson

### **NAME(S) SEARCHED FOR INVOLUNTARY LIENS:**

Shawn G. Johnson

### **LAST DEED(S) IN CHAIN OF TITLE:**

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

### **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.

### **LIENS FOR WHICH WE FIND NO RELEASE OR ATTEMPTED RELEASE OF RECORD:**

**DEED OF TRUST**

Grantor: SHAWN G JOHNSON; KATY M JOHNSON  
Grantee: SUNSHINE BANK  
Filed: 05/30/2002  
Recorded in: Volume: 15683 Page: 138  
Instrument Number: [202123457](#)

**TEXAS HOME EQUITY SECURITY INSTRUMENT (SECOND LIEN)**

Grantor: SHAWN G JOHNSON  
Grantee: WELLS FARGO BANK NA  
Filed: 8/21/2013  
Instrument Number: [213645632](#)

**TEXAS HOME EQUITY AFFIDAVIT & AGREEMENT (SECOND LIEN)**

Grantor: SHAWN G JOHNSON  
Grantee: WELLS FARGO BANK NA  
Filed: 8/21/2013  
Instrument Number: [213645633](#)

**MODIFICATION & EXTENSION AGREEMENT**

Grantor: AFFILIATED BANK FSB  
Grantee: SHAWN G JOHNSON  
Filed: 6/2/2015  
Instrument Number: [215423613](#)  
Notes: References DT 202123457.

**MODIFICATION & EXTENSION AGREEMENT**

Grantor: AFFILIATED BANK FSB  
Grantee: SHAWN G JOHNSON  
Filed: 6/5/2016  
Instrument Number: [216436222](#)  
Notes: References DT 202123457, extends maturity to 5/30/2032.

**ABSTRACT OF JUDGMENTS, CHILD SUPPORT LIENS, STATE TAX LIENS AND FEDERAL TAX LIENS FOR WHICH WE FIND NO RELEASE OR ATTEMPTED RELEASE OF RECORD FILED OF RECORD FROM January 8, 2012 (commencement date) to January 8, 2022 (certification date):****ABSTRACT OF JUDGMENT**

Grantor: ABC WONDER COMPANY LP vs.  
Grantee: SHAWN JOHNSON  
Filed: 9/6/2015  
Instrument Number: [215654633](#)  
Notes: References Cause No. 15-333662-12

**NOTICE OF CHILD SUPPORT LIEN**

Grantor: KATY M FLANAGAN vs.  
Grantee: SHAWN G JOHNSON  
Filed: 1/5/2016  
Instrument Number: [216000635](#)

**NOTICE OF FEDERAL TAX LIEN**

Grantor: INTERNAL REVENUE SERVICE

Grantee: SHAWN G JOHNSON  
Filed: 3/17/2020  
Instrument Number: [216097564](#)

## **EXCEPTIONS AND REMARKS:**

Hyperlinks may terminate after four years.

ITEMS SHOWN ON LETTER ARE BASED UPON INFORMATION PROVIDED BY CLIENT, AND ARE SHOWN AS THE RESULT OF A PROPERTY/NAME SEARCH AND MAY OR MAY NOT BE ONE IN THE SAME PERSON(S) AND MAY OR MAY NOT AFFECT THE PROPERTY.

This Abstractor's Information Letter does not include any of the following matters:

- (1) Bankruptcies.
- (2) Abstract of Judgments, which from date of filing, antedate the certification date of this letter by more than ten (10) years.
- (3) Child Support Liens which from the date of filing, antedate the certification date of this letter by more than ten (10) years.
- (4) Suits, Civil Cases or Probates.
- (5) Unpaid State and Federal Tax Liens (other than ad valorem tax liens) which, from date of filing, antedate the certification date of this letter by more than ten (10) years.
- (6) Any unpaid ad valorem property taxes, real or personal, affecting the above described real property.
- (7) Liens which have been barred by the statute of limitations. Please click [here](#) for more information.
- (8) Deeds of Trust which from the date of filing antedate the certification of this letter by more than thirty-four (34) years.
- (9) Assignments of unreleased liens.
- (10) Easements and Restrictions.
- (11) Oil, Gas or Mineral interests.

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.

This report was prepared from the results of a search of name(s) supplied by the Benefited Party. This report may not reveal holders of outstanding interest such as assignees of mortgages, liens, leases or other matters not indexed under the names searched. No variations of names have been searched unless otherwise indicated.

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 \$110.00 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.