

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

REIS File No. 2022-37998
Client File No. 1230 Juniper Dr.

February 1, 2022

ABTRACTOR'S INFORMATION LETTER PROPERTY LIEN 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 21, 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

LAST DEED 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 POSTED TO LEGAL DESCRIPTION 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 AFFIDAVIT & AGREEMENT (SECOND LIEN)

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

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.

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) Liens not posted to legal description, including, but not limited to, Abstract of Judgments, Child Support Liens, and State and Federal Tax Liens.
- (3) Suits, Civil Cases or Probates.
- (4) Any unpaid ad valorem property taxes, real or personal, affecting the above described real property.
- (5) Liens which have been barred by the statute of limitations. Please click [here](#) for more information.
- (6) Deeds of Trust which from the date of filing antedate the certification of this letter by more than thirty-four (34) years.
- (7) Easements and Restrictions.
- (8) 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 \$85.00 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.