

REIS

REAL ESTATE INFORMATION SERVICES

9675 Camp Bowie West Blvd, Fort Worth, TX 76116

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REIS File No. 2022-00123
Client File No. 1230 Juniper Dr.

ORIGINAL SEARCH

February 1, 2022

ABTRACTOR'S INFORMATION LETTER 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 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.

NAME(S) SEARCHED FOR INVOLUNTARY LIENS:

Shawn G. Johnson

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

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: BEVERLY MILLS; HAROLD T MILLS
Grantee: SHAWN G JOHNSON; KATY M JOHNSON
Filed: 05/30/2002
Recorded in: Volume: 15683 Page: 134
Instrument Number: [202123456](#)

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.

SEE ALSO:

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.

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](#)

ASSIGNMENT OF DEED OF TRUST

Grantor: SUNSHINE BANK
Grantee: AFFILIATED BANK FSB
Filed: 10/30/2005
Instrument Number: [205523641](#)
Notes: References DT 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](#)

PENDING BANKRUPTCIES FILED IN TEXAS FROM January 8, 2017 (commencement date) to January 8, 2022 (certification date):

CHAPTER 13 BANKRUPTCY

Ref: SHAWN G JOHNSON
Filed: 5/20/2018
Case Number: [18-364hmh](#)

EXCEPTIONS AND REMARKS:

STATEMENT OF OWNERSHIP & LOCATION

Grantor: PALM HARBOR HOMES
Grantee: SHAWN G JOHNSON; KATY M JOHNSON
Filed: 05/30/2002
Recorded in: Volume: 15683 Page: 156
Instrument Number: [202123459](#)

NONHOMESTEAD AFFIDAVIT AND AFFIDAVIT FOR DESIGNATION OF HOMESTEAD

Grantor: SHAWN G JOHNSON
Grantee: THE PUBLIC
Filed: 9/8/2013
Instrument Number: [213723633](#)
Notes: Multiple Properties – Includes Lot 24, Block 37, FERRET FIELDS SUB.

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 which are closed, terminated, filed out of the State of Texas, or antedate the certification date of this letter by more than five (5) years.
- (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 affecting the property which are closed or dismissed or antedate the certification date of this letter by more than 5 years or suits that do not affect the subject property.
- (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) Voluntary Liens which from the date of filing antedate the certification of this letter by more than thirty-four (34) years.
- (9) Easements and Restrictions.
- (10) 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 \$135.00 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.

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Updated Search

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Recorded in: Volume: 15683 Page: 134
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Notes: References DT 202123457, extends maturity to 5/30/2032.

TEXAS HOME EQUITY SECURITY INSTRUMENT (SECOND LIEN)

Grantor: SHAWN G JOHNSON
Grantee: FIRST BANK
Filed: 1/25/2022
Instrument Number: [222142145](#)

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

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