

# REIS

REAL ESTATE INFORMATION SERVICES

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

February 1, 2022

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## 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.

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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.