



REAL ESTATE INFORMATION SERVICES

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REIS File No. 2022-13999
Client File No. 304 E Kimball St.

February 28, 2022

**ABSTRACTOR'S INFORMATION LETTER
TITLE SEARCH**

Cliff Griffin
City of Mansfield
1200 E. Broad St.
Mansfield, Texas 76063

In compliance with your request for information with reference to the following described property, our search from September 15, 2008 (commencement date) to February 14, 2022 (certification date) reflects:

LEGAL DESCRIPTION:

THE EAST 50 FEET OF LOTS 1, 2, 3, BLOCK 6, ORIGINAL TOWN OF MANSFIELD, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 63, PAGE 53 OF THE DEED RECORDS, TARRANT COUNTY, TEXAS.

NAME(S) SEARCHED FOR INVOLUNTARY LIENS AND BANKRUPTCIES:

Patronus, LLC

LAST DEED(S) IN CHAIN OF TITLE:

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

SPECIAL WARRANTY DEED

Grantor: DAVID A JACKSON
Grantee: CHAD GEYER SPEER
Filed: 9/15/2008
Instrument Number: [208357685](#)

GENERAL WARRANTY DEED (CASH)

Grantor: CHAD GEYER SPEER
Grantee: PATRONUS LLC
Filed: 4/5/2021

Instrument Number: [221090757](#)

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

NOTICE OF LIS PENDENS

Grantor: PATRONUS LLC
Grantee: CHAD GEYER SPEER
Filed: 7/2/2021
Instrument Number: [221190881](#)
Notes: References Cause No. 017-326294-21.

LIEN

Grantor: CITY OF MANSFIELD
Grantee: PATRONUS LLC
Filed: 9/30/2021
Instrument Number: [221285598](#)

LIEN

Grantor: CITY OF MANSFIELD
Grantee: PATRONUS LLC
Filed: 10/19/2021
Instrument Number: [221305447](#)

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 February 14, 2012 (commencement date) to February 14, 2022 (certification date):

WE FIND NONE.

PENDING BANKRUPTCIES FILED IN TEXAS FROM February 14, 2017 (commencement date) to February 14, 2022 (certification date):

WE FIND NONE.

EXCEPTIONS AND REMARKS:

TAX SUIT

Plaintiff: TARRANT COUNTY; ETAL. vs.
Defendant: CHAD GEYER SPEER
Filed: 10/18/2019
Case Number: [141-D22731-19](#)
Notes: Case was not reviewed. Copy may be available upon request, if so extra copy fees will apply. Please see information provided.

NOTICE TO PURCHASER(S)

Grantor: PATRONUS LLC
Grantee: CHAD GEYER SPEER
Filed: 1/20/2021
Instrument Number: [221016230](#)
Notes: Provided for reference.

CIVIL SUIT

Plaintiff: CHAD GEYER SPEED vs.

Defendant: PATRONUS LLC

Filed: 7/1/2021

Case Number: [017-326294-21](#)

Notes: Case was not reviewed. Copy may be available upon request, if so additional copy fees will apply.
Please see information provided.

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 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 City of Mansfield (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.