

REIS

REAL ESTATE INFORMATION SERVICES

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ABTRACTOR'S INFORMATION LETTER TITLE SEARCH

Client Name
123 South St, Ste. 107
Union, TX 76132

In compliance with your request for information with reference to the following described property, our search from August 4, 2003 (commencement date) to June 12, 2012 (certification date) reflects:

LEGAL DESCRIPTION:

Lot 12, Block 1, HIGHLAND RIDGE ADDITION, an Addition to the City of Arlington, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 7264, Plat Records, Tarrant County, Texas.

NAME(S) SEARCHED:

John S. Miller and Dawn G. Miller

LAST DEED IN CHAIN OF TITLE:

WARRANTY DEED

Grantor: GIOVANNI HOMES CORP
Grantee: JOHN S MILLER; DAWN G MILLER
Filed: 8/4/2003
Recorded in: Volume: 17010 Page: 212
Instrument Number: [203279792](#)

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

HOMESTEAD LIEN CONTRACT & DEED OF TRUST

Grantor: DAWN G MILLER; JOHN S MILLER
Grantee: JPMORGAN CHASE BANK
Filed: 9/19/2007
Instrument Number: [207334499](#)

ABSTRACT OF JUDGMENTS, STATE TAX LIENS AND FEDERAL TAX LIENS FOR WHICH WE FIND NO RELEASE OR ATTEMPTED RELEASE OF RECORD:

NOTICE OF STATE TAX LIEN

Grantor: STATE OF TEXAS
Grantee: JOHN MILLER; J & K GLASS & MIRROR
Filed: 7/30/1996
Recorded in: Volume: 12453 Page: 0258
Instrument Number: [196145975](#)

NOTICE OF FEDERAL TAX LIEN

Grantor: U S A INTERNAL REVENUE SERVICE
Grantee: JOHN MILLER
Filed: 6/3/2003
Recorded in: Volume: 16770 Page: 314
Instrument Number: [203195594](#)

NOTICE OF FEDERAL TAX LIEN

Grantor: U S A INTERNAL REVENUE SERVICE
Grantee: JOHN MILLER; DEBORAH MILLER
Filed: 8/14/2009
Instrument Number: [209218173](#)

EXCEPTIONS AND REMARKS:**GENERAL POWER OF ATTORNEY**

Grantor: DAWN G MILLER
Grantee: JOHN S MILLER
Filed: 8/2/1994
Recorded in: Volume: 11675 Page: 1312
Instrument Number: [194175341](#)

GENERAL POWER OF ATTORNEY

Grantor: JOHN S MILLER
Grantee: DAWN G MILLER
Filed: 8/2/1994
Recorded in: Volume: 11675 Page: 1322
Instrument Number: [194175342](#)

VOLUNTARY DESIGNATION OF HOMESTEAD

Grantor: MILLER DAWN G; MILLER JOHN S
Grantee: PUBLIC
Filed: 8/27/2007
Instrument Number: [207303238](#)

ITEMS SHOWN AS THE RESULT OF A NAME SEARCH, IF ANY, 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, from date of adjudication of the most recent bankruptcy, antedate this letter by more than fourteen (14) months.
- (2) Suits and judgments, which from date of entry, antedate this letter by more than ten (10) years or until the governing statutes of limitation has expired, whichever is the longer period.
- (3) Unpaid State and Federal Tax Liens (other than ad valorem tax liens) which, from date of filing, antedate this letter by more than ten (10) years.
- (4) Any unpaid ad valorem property taxes, real or personal, affecting the above described real property.
- (5) Easements and Restrictions have not been searched.
- (6) No Oil, Gas or Mineral interests or rights were searched.

It is understood by Client Name (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.

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 \$125.00 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.