



NATIONAL
T I T L E

17709 Cantrell Road • Little Rock, AR 72223 • Phone: (501) 224-5552 • Fax: (501) 224-5557

AFFIDAVIT, ACKNOWLEDGMENT, AND HOLD HARMLESS AGREEMENT

(BUYER)

PLEASE READ CAREFULLY AND COMPLETELY

If you have any questions, you should seek outside counsel.

State of AR

County of Columbia

The undersigned, Great Books, (referred to herein as "buyer", whether one or more), being first duly sworn, deposes and states the following:

1. **HOLD HARMLESS AGREEMENT.** Buyer has agreed to purchase the below-described real property (hereinafter referred to as "Property") and gives this AFFIDAVIT, ACKNOWLEDGMENT, AND HOLD HARMLESS AGREEMENT to induce Stewart Title Guaranty Company, through its agent, National Title and Escrow, LLC, to issue its title insurance policy or policies regarding the Property, and Buyer does hereby agree to indemnify and hold harmless from any and all claims, demands, liabilities, loss or damage, including attorney's fees, that either or both may receive or suffer as a result of any misrepresentation or false statement contained herein.

_____ Known municipally as: 302 Columbia Road 220
2. **ALL-INCLUSIVE TERMS.** Buyer understands that recording services, overnight services, and courier services as listed on the settlement documents are all-inclusive terms encompassing actual hard costs as well as the cost of time and labor to accomplish the service. Buyer further agrees to hold harmless Stewart Title Guaranty Company and National Title and Escrow, LLC from any possible loss in regards to the above-mentioned disclaimers.
3. **ACCEPTANCE OF PROPERTY CONDITION.** Buyer has inspected the Property and declares that all appliances, fixtures, plumbing, heating, air conditioning, water heater, and any other mechanical or electrical improvements are in satisfactory condition. Buyer hereby declares to accept the

Property without any reservations, as to the condition of the house, other improvements, fixtures, equipment, decoration, and its suitability and readiness for use.

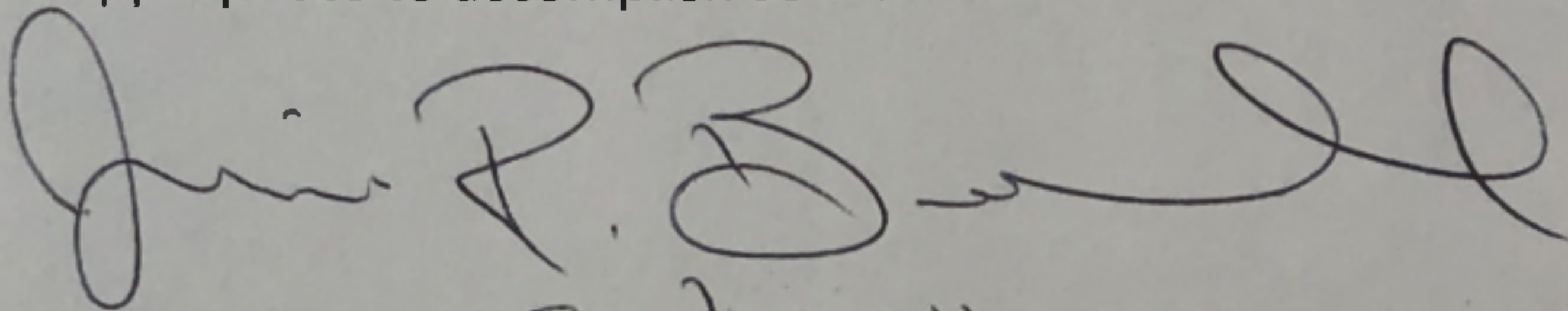
4. NO PENDING ACTIONS. Buyer has no knowledge of any of the following current or contemplated actions or proceedings now pending in any Federal, State, or County Court in the United States to which Buyer is party:

Federal Court Judgement	Proceedings	Executions
Federal Tax Lien	Judgments	Child Support Orders
Other Federal Lien	Bankruptcies	Child Support Arrearages
Lawsuits	Liens	Wage Assignments

5. NO OTHER CONTRACTS. Buyer has no knowledge of any purchase money obligations or other financing created in this transaction not already disclosed as part of this transaction, and there are no contracts or amendments of contracts for sale of this property, other than the one produced for this closing.
6. NO ILLEGAL ACTIVITIES. Buyer knows of no past, current, or future contemplated use of the subject property for or in connections with any illegal activities as defined by Federal, State, or other governing institutions.
7. MINERAL AND OTHER RIGHTS. Buyer acknowledges that the title search, title commitment, and title policy do not include and will not insure subsurface, supersurface, or water interest, including but not limited to mineral, gas, oil, water or aviation (aviation-related) interest.
8. TITLE COMMITMENT REVIEW. Buyer acknowledges the following?
- Buyer has received and reviewed a copy of the Commitment for Title Insurance issued in connection with the above-referenced transaction;
 - Buyer has been given the right to review the documents described therein
 - Buyer understands that the Owners Policy of Title Insurance issued to the Buyer will contain the exceptions set forth in the Commitment, together with any interest(s) created in connection with this transaction.
9. SURVEY WAIVER. Buyer is aware that the Property is being purchased without a land survey. Buyer agrees to hold Stewart Title Guaranty Company and National Title and Escrow, LLC harmless from any loss and/or expense that a land survey might have disclosed.
10. TAX PRORATIONS. Buyer acknowledges that Buyer has been advised that the tax rolls may carry said property within a larger tract of land and/or unimproved or partially-improved property. Buyer agrees to the proration of taxes based on an estimated or actual tax from the previous year on the Property. Further, Buyer agrees to remedy such inaccuracy or misstatement.

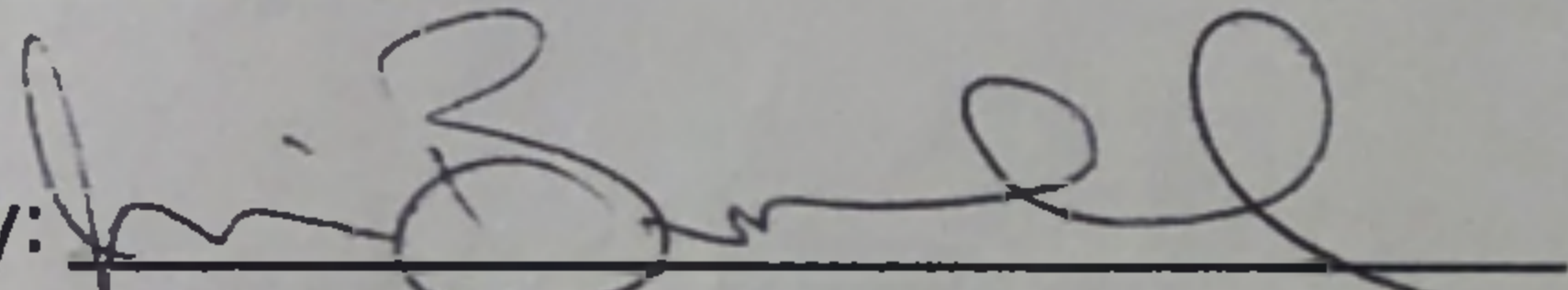
11. PROPERTY. Buyer acknowledges that Stewart Title Guaranty Company and National Title and Escrow, LLC are without knowledge to the existence or presence of manufactured housing on the real estate referred to herein, and that Buyer agrees to indemnify and hold Stewart Title Guaranty Company and National Title and Escrow, LLC harmless for any claims and demands, including demand for title to the manufactured housing.
12. EXECUTION. Buyer acknowledges that National Title and Escrow, LLC is acting as a settlement agent for a loan made to the Buyer on or about the date hereof, and in order to ensure the full and proper documentation of the settlement and to ensure the proper status of title to the property, buyer agrees to sign or initial or resign or re-initial any settlement statement, affidavit, notice acknowledgment receipt, deed or correction deed, mortgage or correction mortgage, deed of trust or correction deed of trust or any other instrument or document, or correction document, which in the judgment of Stewart Title Guaranty Company and National Title and Escrow, LLC, is necessary or appropriate to accomplish settlement.

FURTHER AFFIANT SAYETH NOT.



WITNESS the hands and seals of the undersigned this Sep. 7th, 2022.

Great Books

By: 

Jamison Burrell, Vice President

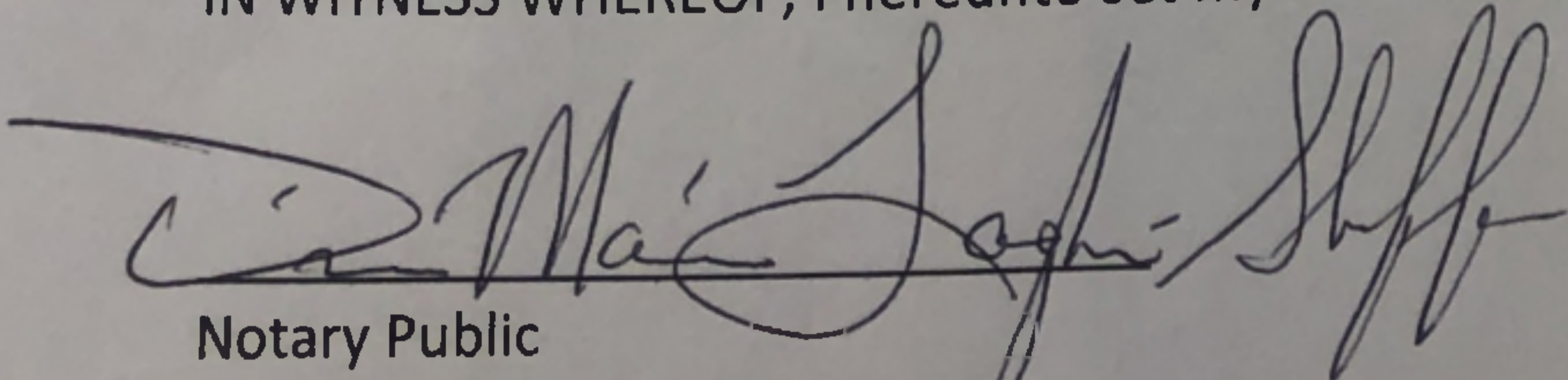
For closings involving loan origination, the Buyer's spouse must sign, even if the spouse is not in title.

STATE OF Virginia

COUNTY OF Frederick

On this the 7 day of September, 2022, before me, Dianna Marrie Langham-Shaffer, the undersigned notary, personally appeared Jamison Burrell, Vice President of Great Books, known to me (or satisfactorily proven) to be the person whose name(s) is subscribed to the within instrument and acknowledged that she executed the same for the consideration uses and purposes therein mentioned and set forth.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

My Commission expires:

09/30/2026

DIANNA MARRIE LANGHAM-SHAFFER
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 7986533
My Commission Expires Sep. 30, 2026



**NATIONAL
TITLE**

1111 S. Bowman Road, Suite B4 • Little Rock, AR 72211 • Phone: (501) 224-5552 • Fax: (501) 224-5557

FORWARDING ADDRESS

File No. **LR-2022-2900**

RE: **302 Columbia Road 220, Emerson, AR 71740**

Please provide your forwarding address below so that we may
contact you if necessary and mail you any important documentation:

Acknowledgement

We/I have carefully reviewed this settlement statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of this settlement statement.

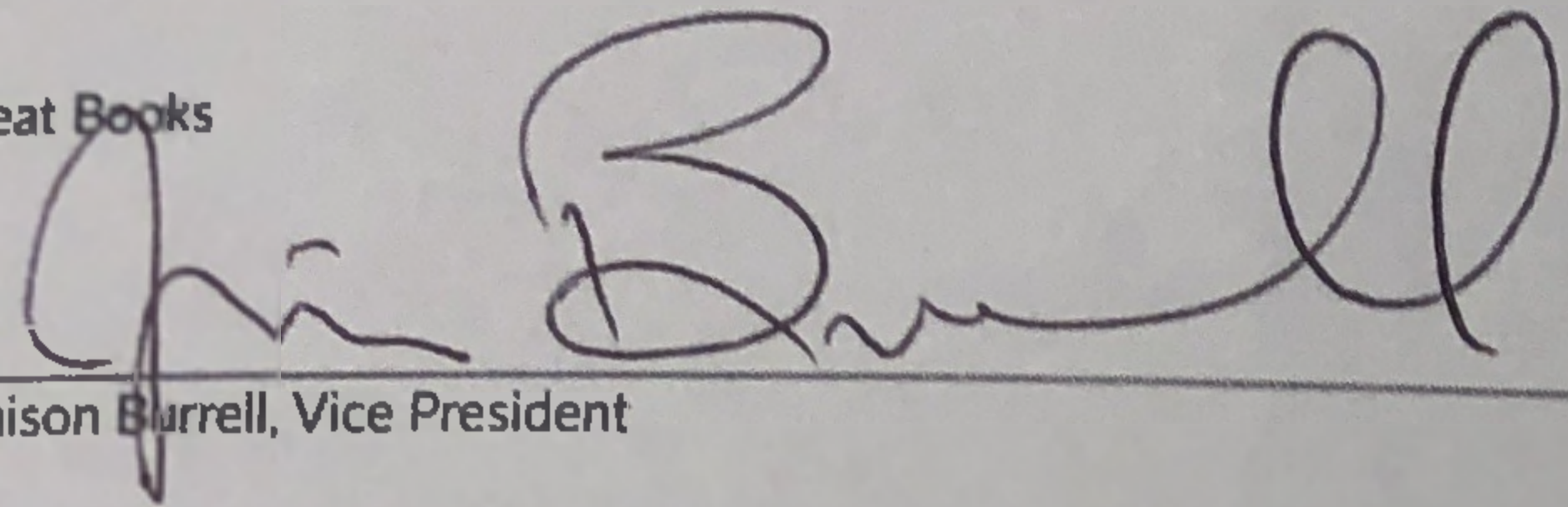
We/I authorize National Title & Escrow, LLC to cause the funds to be disbursed in accordance with this statement.

Buyers

Great Books

By:

Jamison Burrell, Vice President

 09/07/22

Date

Settlement Agency

Settlement Agent

Date

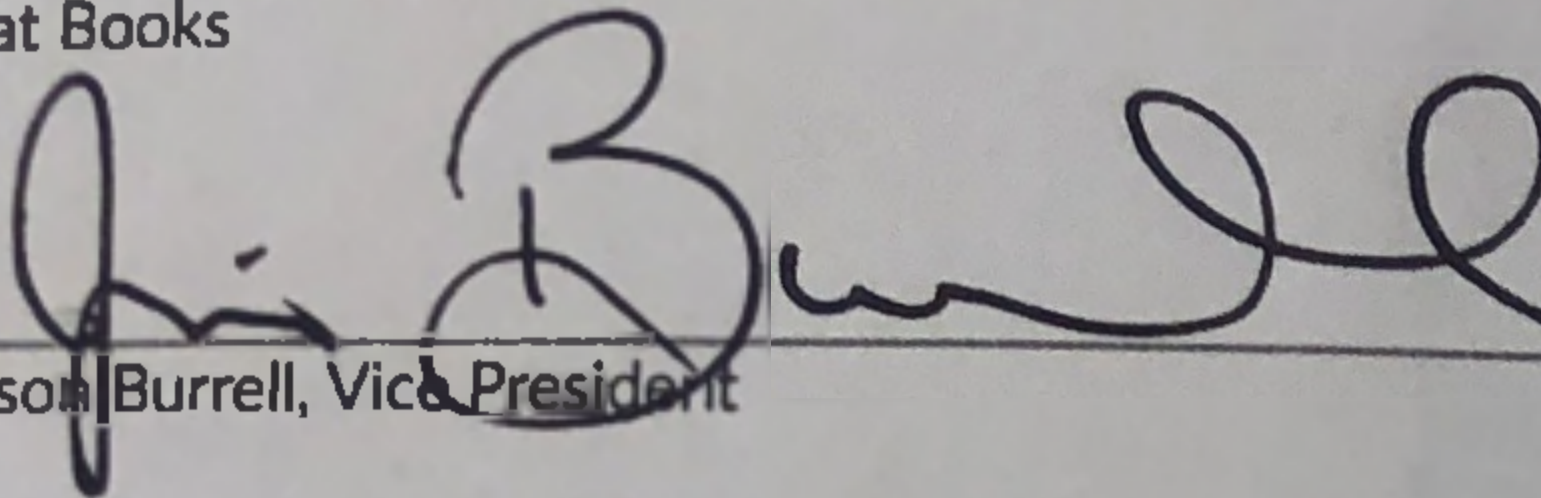
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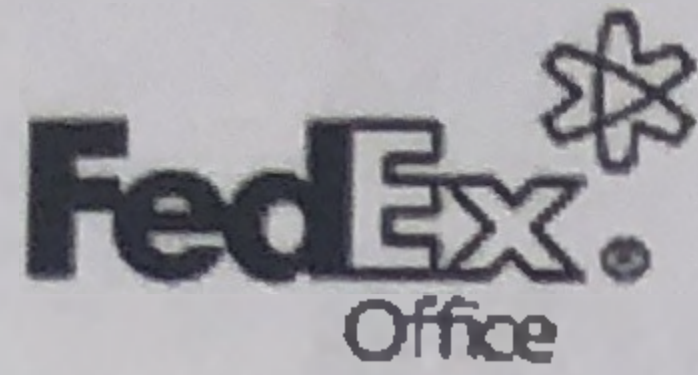
Buyers

Great Books

By:  9-8-22
Jamison Burrell, Vice President Date

Settlement Agency

Settlement Agent Date



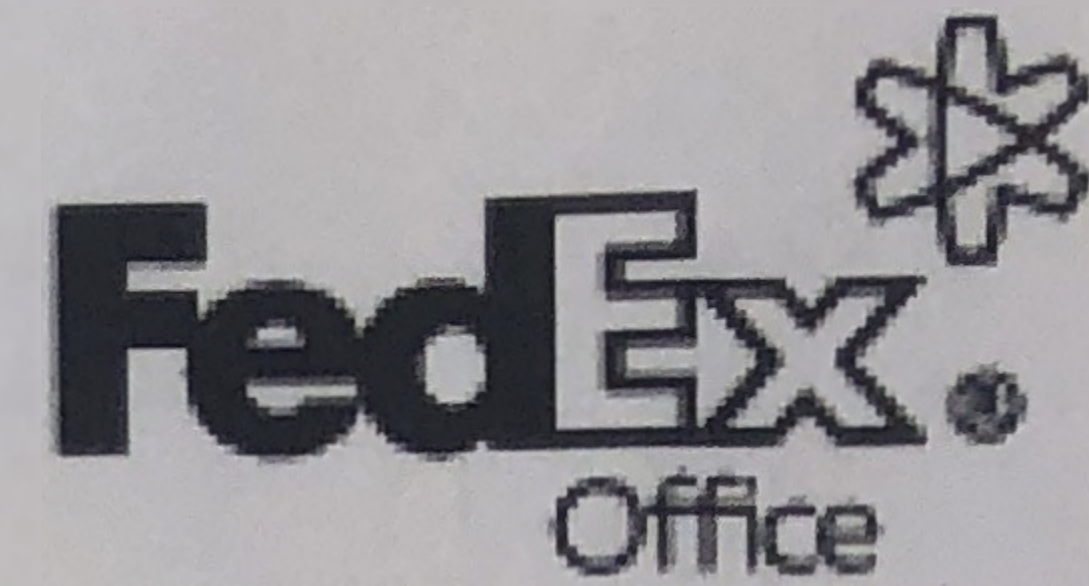
17309 I 30 Walmart Store #0085
 Benton, AR 72015-2927
 (501) 575-3298

Terminal: 2691MIX01
 9/9/2022 17:23
 Receipt #: 2691YH60935
 Type: Purchase

Qty	Description	Amount
9	ES B&W S/S White 8.5 x11	1.53
SubTotal		1.53
District tax		0.00
City tax		0.04
County tax		0.01
State tax		0.10
Total		USD \$1.68

Acct #:*****2000
 AMERICAN EXPRESS
 Chip Read
 Auth No.: 800905
 Mode: Issuer
 AID: A000000025010801
 NO CVM
 CVM Result: 1F0202
 TVR: 0000008000
 IAD: 064C010360A002
 TSI: F800
 ARC: 00
 APPROVED

The Cardholder agrees to pay the Issuer of the charge card in accordance with the agreement between the Issuer and the Cardholder.



Tell us how we're doing and receive \$5 off your next \$30 print order*. Complete our survey by scanning the QR code below, visit fedex.com/welisten.



Offer expires 12/31/2022

*\$5 off print order of \$30.00 or more. Discount applies to orders placed in a FedEx Office store or online through FedEx Office® Print Online. Offer is valid at time of purchase only, no cash value and may not be discounted or credited toward past or future purchases; discount cannot be used in combination with custom-bid orders, other coupons, or discounts, including account pricing. Discount not valid on the following products and services: finishing only orders; self-service print, photo station, fax or scan; direct mail, EDDM® or postage. Does not apply to shipping, Custom Branded boxes, rush or delivery charges. Does not apply to retail products. No cash value. Offer void where prohibited or restricted by law. Products, services and hours may vary by location. © 2022 FedEx. All rights reserved. Offer expires 12/31/2022.

By submitting your project to FedEx Office or by making a purchase in a FedEx Office store, you agree to all FedEx Office terms and conditions, including limitations of liability.

Request a copy of our terms and conditions from a team member or visit fedex.com/officeserviceterms for details.



**NATIONAL
T I T L E**

17709 Cantrell Road, Little Rock, AR 72223 • Phone: (501) 224-5552 • Fax: (501) 224-5557

WIRING INSTRUCTIONS

Southern Bank
713 Business 60 West
Dexter, MO 63841
ABA# 281573259

Final Credit: National Title & Escrow, LLC
Wires Account
17709 Cantrell Road
Little Rock, AR 72223

Final Credit Account #: 280048760

Please include the following in the notes sections
of the wire to assist in the proper matching of funds.

NTE File #: LR-2022-2900

Borrower:

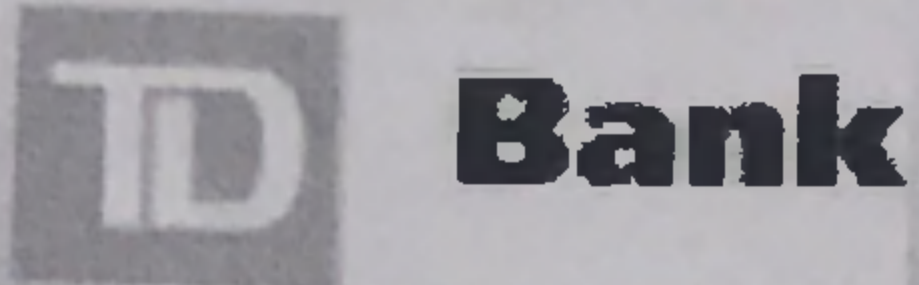
FOR YOUR PROTECTION

Avoid being a victim of fraud. Please do not accept any revised wiring instructions from National Title & Escrow or any other party when sending funds to our Escrow Account without verifying with our company first to prevent any fraudulent activity.

Headquarters:
1526 W Business Hwy 60
Dexter, MO 63841
Phone: (573) 624-9990
Fax: (573) 624-9995

New Madrid Branch:
305 Main Street
New Madrid, MO 63869
Phone: (573) 748-2372
Fax: (573) 748-2376

Little Rock Branch:
17709 Cantrell Road
Little Rock, AR 72211
Phone: (501) 224-5552
Fax: (501) 224-5557



Domestic Wire Transfer

Initiator: Stephanie M Martinez

Date: 09/02/2022

Initiator's Ph #: (856) 205-0462

Reference Number: 1140

Approver's Name : Emma M Cappelletti

Wire Status: Pending Branch Approval

Wire Amount	Customer's Bank Code	Branch Bank Code	Branch #
\$235,000.00	004-TD BANK N.A.	004-TD BANK N.A.	76

Same Day Deposit?

No

Wire Type	Account Type
Wire Transfer	Business

Check if Federal Tax Payment

ORIGINATOR

Customer Name	Customer Account Number
Halleluyah Scriptures Inc	4359355447

Beneficiary Name	Beneficiary Account Number
National Title And Escrow, Llc	280048760

Beneficiary Address 1	Beneficiary Address 2
17709 CANTRELL RD	

Beneficiary City	Beneficiary State / Zip Code
LITTLE ROCK	AR 72223

ABA Number	Receiving Bank Name
281573259	SOUTHERN BANK

SPECIAL INSTRUCTIONS

Further Credit Bank Name

Further Credit Comments (Max 140 Characters)

NTE FILE NUMBER: LR-2022-2900

CUSTOMER REQUESTING

APPROVED BY

(Signature)

Halleluyah Scriptures Inc

(Signature)

Notices & Disclaimers: Placeholder for disclaimer

Buyer's Settlement Statement

Your Order Summary

FILE #	LR-2022-29	PROPERTY ADDRESS	302 Columbia Road 220 Emerson, AR 71740	TITLE BY	National Title & Escrow, LLC
PREPARED	09/06/2022			OUR ADDRESS	17709 Cantrell Road Little Rock, AR 72223
SETTLEMENT	09/09/2022	BUYER	Great Books 661A Cranbury Crossroad North Brunswick, NJ 08902	OUR PHONE #	(501) 224-5552
DISBURSEMENT	09/09/2022	SELLER	Frances Suzann White	ESCROW OFFICER	Justin Vincent
SETTLEMENT LOCATION	17709 Cantrell Road Little Rock, AR 72223	LENDER			

Charges

PRIMARY CHARGES & CREDITS	DEBIT	CREDIT
Sales Price of Property	\$231,000.00	
PRORATIONS/ADJUSTMENTS	DEBIT	CREDIT
County Taxes 01/01/2022 to 09/09/2022		\$574.56
GOVERNMENT RECORDING AND TRANSFER CHARGES	DEBIT	CREDIT
Recording Fees	\$30.00	
---Deed: \$30.00		
Revenue Stamp Tax (State Deed Taxes) to Department of Finance and Administration	\$381.15	
TITLE CHARGES	DEBIT	CREDIT
Title - Closing Fee to National Title & Escrow, LLC	\$200.00	
Title - Search Fee to National Title & Escrow, LLC	\$150.00	
Title - Owner's Title Policy to Stewart Title Guaranty Company	\$612.00	
TOTALS	DEBIT	CREDIT
	\$232,373.15	\$574.56

CASH FROM BUYER **\$231,798.59**

Buyer's Settlement Statement

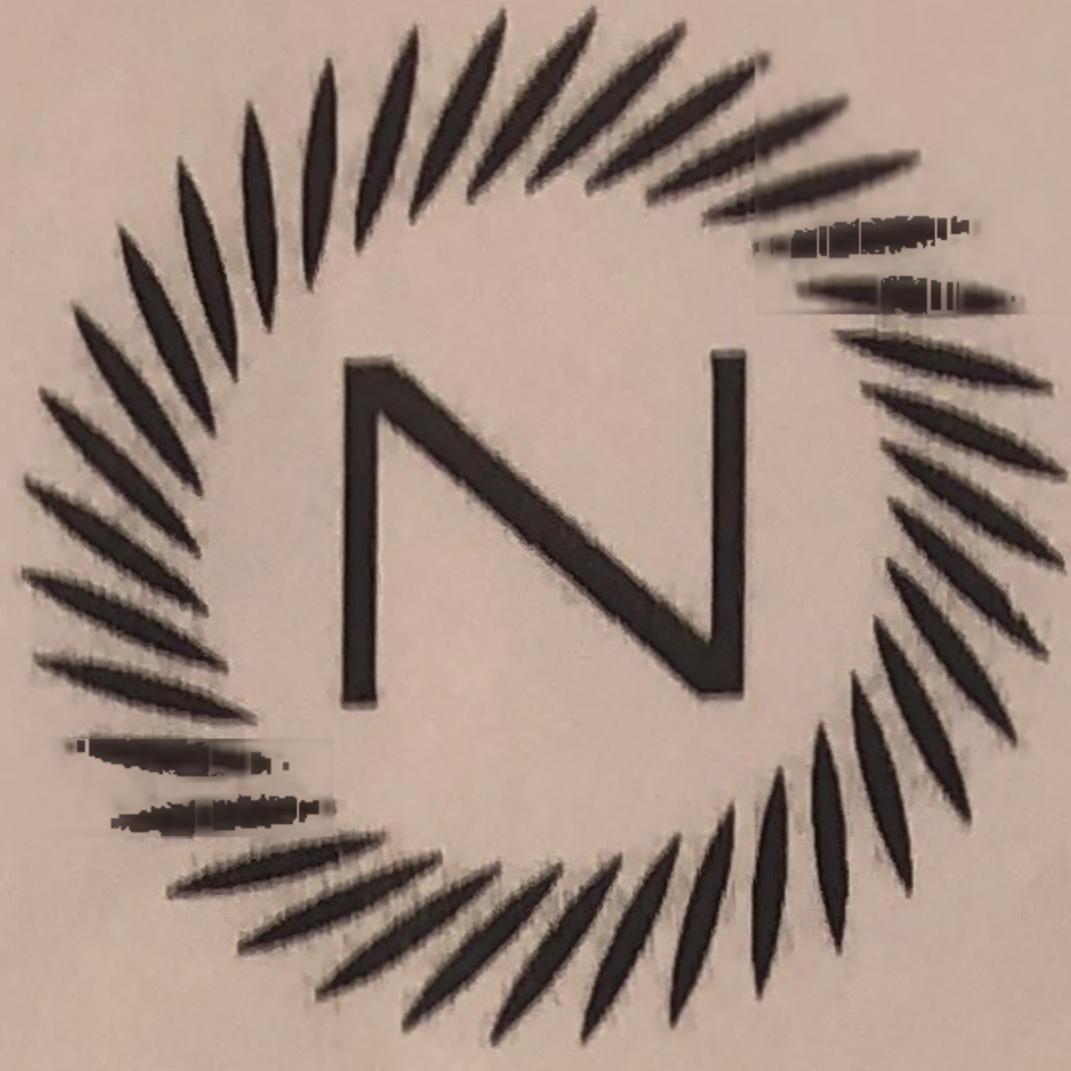
Your Order Summary

FILE #	LR-2022-2900	PROPERTY ADDRESS	302 Columbia Road 220 Emerson, AR 71740	TITLE BY	National Title & Escrow, LLC
PREPARED	09/08/2022			OUR ADDRESS	17709 Cantrell Road Little Rock, AR 72223
SETTLEMENT	09/09/2022	BUYER	Great Books 661A Cranbury Crossroad North Brunswick, NJ 08902	OUR PHONE #	(501) 224-5552
DISBURSEMENT	09/09/2022	SELLER	Frances Suzann White	ESCROW OFFICER	Justin Vincent
SETTLEMENT LOCATION	17709 Cantrell Road Little Rock, AR 72223	LENDER			

Charges

PRIMARY CHARGES & CREDITS	DEBIT	CREDIT
Sales Price of Property	\$231,000.00	
PRORATIONS/ADJUSTMENTS	DEBIT	CREDIT
County Taxes 01/01/2022 to 09/09/2022		\$662.76
GOVERNMENT RECORDING AND TRANSFER CHARGES	DEBIT	CREDIT
Recording Fees	\$30.00	
---Deed: \$30.00		
Revenue Stamp Tax (State Deed Taxes) to Department of Finance and Administration	\$381.15	
TITLE CHARGES	DEBIT	CREDIT
Title - Closing Fee to National Title & Escrow, LLC	\$200.00	
Title - Search Fee to National Title & Escrow, LLC	\$150.00	
Title - Owner's Title Policy to Stewart Title Guaranty Company	\$612.00	
TOTALS	DEBIT	CREDIT
	\$232,373.15	\$662.76

CASH FROM BUYER **\$231,710.39**



1111 Bowman Rd, Ste B4 • Little Rock AR 72211 • Phone: (501) 224-5552 • Fax: (573) 624-9995

Tax Proration Agreement

File: LR-2022-2900

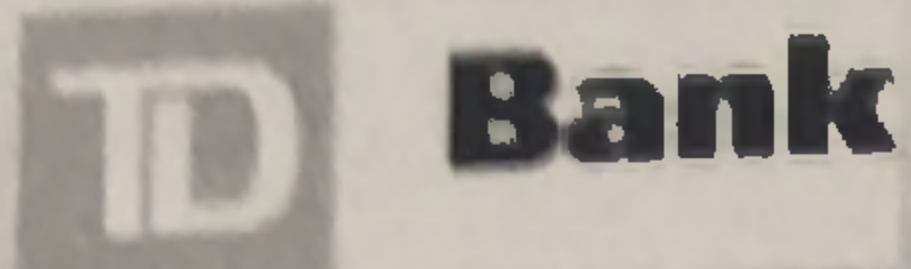
We, the undersigned, hereinafter referred to as "buyers" and "sellers", whether one or more, of the property known as or located at:

**302 Columbia Road 220
Emerson, AR 71740**

do hereby agree to the tax proration used at closing, which is based upon the (prior tax year) assessed valuation and tax rate, as this is the latest information available. Buyers and sellers hereby acknowledge that they have been informed of the adjustments. The taxes have been prorated up and through the date of settlement, (closing date) crediting the buyers and debiting the sellers. Further, the buyers hereby acknowledge that they will be responsible for the entire tax bill for the calendar year (current tax year), when it becomes due and payable, and all years thereafter. Buyer and sellers agree to hold National Title & Escrow, LLC, its agents and employees, harmless for any adjustments or nonpayment of taxes.

Executed by sellers,
**Frances Suzann White, on
September 9, 2022.**

Executed by buyers, **Great Books on
September 9, 2022.**



Domestic Wire Transfer

Initiator: *Stephanie M Martinez*
Initiator's Ph #: *(856) 205-0462*

Date: *09/02/2022*
Reference Number: *1140*

Approver's Name : *Emma M Cappelletti*

Wire Status: *Pending Branch Approval*

Wire Amount	Customer's Bank Code	Branch Bank Code	Branch #
\$235,000.00	004-TD BANK N.A.	004-TD BANK N.A.	76

Same Day Deposit?

No

Wire Type	Account Type
Wire Transfer <input type="checkbox"/> Check If Federal Tax Payment	Business

ORIGINATOR

Customer Name	Customer Account Number
Halleluyah Scriptures Inc	4359355447

Beneficiary Name	Beneficiary Account Number
National Title And Escrow, Llc	280048760

Beneficiary Address 1	Beneficiary Address 2
17709 CANTRELL RD	

Beneficiary City	Beneficiary State / Zip Code
LITTLE ROCK	AR 72223

ABA Number	Receiving Bank Name
281573259	SOUTHERN BANK

SPECIAL INSTRUCTIONS

Further Credit Bank Name

Further Credit Comments (Max 140 Characters)
NTE FILE NUMBER: LR-2022-2900

<u>CUSTOMER REQUESTING</u>	<u>APPROVED BY</u>
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(Signature) Halleluyah Scriptures Inc	(Signature)
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Notices & Disclaimers: Placeholder for disclaimer