



## PRE-ABSTRACT MEMORANDUM

**Date:** August 9, 2019

**To: Reliable Realty**

Attn: Realtor Jones  
800 Main Street  
Progress City, Iowa 51555  
RJones@email.com

We furnish the following information of record in Crawford County, Iowa, prior to the upcoming certification of Abstract No. 9750:

**Legal Description:** Lot Six (6) of the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$  SE $\frac{1}{4}$ ) of Section (5), Township Eighty-three (83) North, Range Thirty-nine (39), West of the 5th P.M., Crawford County, Iowa.

**Property Address:** 3383 S Avenue, Their City, Iowa 55455

**Current Titleholders:** John Landowner and Mary Landowner, husband and wife, as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common

**Unreleased mortgages and assignments:** MMortgage in favor of Your Best People's Bank recorded March 9, 2009 as Instrument #2009-5555

**Unsatisfied judgments in the following cases:** SCCV009999

**Unpaid taxes and special assessments:** General Taxes: \$605.00 delinquent October 1, 2019 & \$605.00 delinquent April 1, 2020 (Parcel No: 1818300007)

**Mechanic's Notice & Lien Registry:** None

This is not a replacement for an attorney's title opinion, but is a free service of Crawford County Abstract, LLC, meant to alert you of common title issues. We will hold the Abstract of Title until you are ready for us to certify it for the sale of the property. It's a pleasure working with you!



**Crawford County Abstract, LLC**

Crawford County's *only* Certified Title Plant!

Ken Kahl, Jr., Owner

Title Guaranty No. 8120

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