State of Louisiana
Parish of Bossier

Office of Clerk and Ex-Officio Recorder

Cert#3681-1

I HEREBY CERTIFY THAT I HAVE EXAMINED THE MORTGAGE RECORDS OF THIS OFFICE FOR THE PAST ELEVEN (11) YEARS, AND THAT THE FOLLOWING IS/ARE THE ONLY ENCUMBRANCE/S AS SHOWN BY THE GENERAL INDEX TO MORTGAGES IN THIS OFFICE GIVEN BY

KAREEN ELIZABETH WILSON
KAREEN E. WILSON
KAREEN WILSON

OPERATING AGAINST THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

2024 FLEETWOOD MANUFACTURED HOME, BEARING SERIAL NOS. FLE240TX2349140A AND FLE240TX2349140B
AND
LOT 1, GREENACRES RANCHETTES, UNIT NO. 1, A SUBDIVISION IN BOSSIER PARISH, LOUISIANA, AS PER PLAT RECORDED IN BOOK 450, PAGES 596-597 OF THE CONVEYANCE RECORDS OF BOSSIER PARISH, LOUISIANA, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS LOCATED THEREON:
LESS AND EXCEPT:
A 0.312 ACRE OR 13,580 SQUARE FEET TRACT OF LAND LOCATED IN LOT 1, GREENACRES RANCHETTES, UNIT NO. 1, BOSSIER PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED BELOW AND SHOWN ON A SURVEY PLAT ATTACHED TO AN ACT FILED UNDER REGISTRY NUMBER 1244171, MORE PARTICULARLY DESCRIBED AS:

FROM A POINT ON THE CENTERLINE OF BOSSIER PARISH PROJECT NO. 2019-125, AT STATION 15+69.85, PROCEED SOUTH 69°09'25" WEST A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF--WAY LINE OF CAPLIS SLIGO ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE PROCEED SOUTH 20°50'35" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF CAPLIS SLIGO ROAD A DISTANCE OF 314.00 FEET TO A POINT AND CORNER; THENCE PROCEED SOUTHERLY AND CLOCKWISE ALONG A TANGENT CURVE TO THE RIGHT ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 6.17 FEET (SAID CURVE HAVING A RADIUS OF 470.00 FEET AND A LONG CHORD BEARING SOUTH 20°28'02" EAST 6.17 FEET) TO A POINT AND CORNER; THENCE PROCEED SOUTH 84°23'40" WEST A DISTANCE OF 29.90 FEET TO A POINT AND CORNER; THENCE PROCEED NORTH 36°48'56" WEST A DISTANCE OF 58.56 FEET TO A POINT AND CORNER; THENCE PROCEED NORTH 20°50'35" WEST A DISTANCE OF 250.05 FEET TO A POINT AND CORNER; THENCE PROCEED NORTH 61°36'36" EAST A DISTANCE OF 45.39 FEET RETURNING BACK TO THE POINT OF BEGINNING.

1st
Instrument Type: MORTGAGE
Instrument Number: 1316103
Mortgagee: 21ST MORTGAGE CORP
Mortgagor: KAREEN E WILSON
Recorded Date: 8/1/2023

2nd
Instrument Type: AMENDED NOTICE/SEIZURE
Instrument Number: 1375226
Mortgagee: 21ST MORTGAGE CORP
Mortgagor: KAREEN E WILSON
KAREEN WILSON
Recorded Date: 8/11/2026

EXCEPTING TAXES AND RESTRICTIONS. **SUIT NO. 175234**

This Certificate, regardless of present or past ownership of said property, is made in said name/s exactly as above given and in no other name or names. For the reason that this certificate was requested prepared in the above name/s by the person ordering same.

GIVEN UNDER MY HAND AND SEAL, OFFICIALLY, AT MY OFFICE, IN THE TOWN OF BENTON, LOUISIANA, ON THIS THE ***12TH*** DAY OF ***AUGUST*** A.D., ***2026,*** at ***8:30*** O'CLOCK AM.

Deputy Clerk and Ex-officio Recorder

Bossier Parish, Louisiana