

Legal Descriptions

A part of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼), Section 16, Township 20 North, Range 26 West, Carroll County, Arkansas, being part of that Tract shown at Deed Record 69, Page 188, in the Office of the Circuit Clerk and Ex-Oficio Recorder in and for the Western District, Carroll County, Arkansas, and described as follows:

Beginning at the Southeast corner of said Northeast Quarter, Northwest Quarter, Section 16; thence South 87°01'31" West 702.31 feet (South 87°30' West 704.90 feet, record); thence North 00°38'00" West 737.05 feet; thence South 48°21'04" East 317.73 feet; thence North 60°46'13" East 238.03 feet; thence North 28°05'42" East 97.08 feet to the Southerly right-of-way of U.S. Highway 62; thence South 71°24'02" East (South 68°07' East, record) 25.96 feet along said right-of-way; thence South 70°34'19" East 4.45 feet (South 66°19' East 4.30 feet, record) along said right-of-way; thence South 04°05'27" East 199.54 feet (South 03°00' East 200.00 feet, record); thence North 85°30'58" East 149.69 feet (North 87°00' East 147.80 feet, record); thence South 03°03'24" East 494.89 feet (South 00°38' East 489.40 feet, record) to the point of beginning.

The following described property has been surveyed by DMS Surveying, Co., Inc., dated 4/26/01 as Drawing No. 2105, and is described on Certificate of Survey as follows:

A part of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼), Section 16, Township 20 North, Range 26 West, Carroll County, Arkansas, and being more particularly described as follows: Commence at a set iron pin at the Southeast corner of said NE ¼ of the NW ¼ for the point of beginning; thence along the East line of said NE ¼ of the NW ¼ North 0°04'49" East 486.76 feet to a set iron pin; thence South 87°55'35" West 140.48 feet to a found iron pin; thence North 1°28'40" West 200.28 feet to the Southerly right-of-way of U.S. Highway 62; thence along said right-of-way North 67°51'32" West 4.45 feet; thence North 68°41'15" West 25.96 feet; thence leaving said right-of-way, South 30°48'29" West 97.08 feet to a found spike; thence South 63°29'00" West 238.10 feet to a found spike; thence North 45°36'54" West 317.59 feet to a found iron pin; thence South 2°06'44" West 715.21 feet to a set iron pin on the South line of said NE ¼ of the NW ¼; thence along said South line South 89°06'26" East 689.36 feet to the point of beginning, containing 8.88 acres, more or less, and being subject to an electric transmission line easement along the East line.

Part of Fractional NE ¼ of NW ¼, Section 16, Township 20 North, Range 26 West, described as follows: From SE corner of said Fractional NE ¼ of NW ¼, Section 16, Township 20 North, Range 26 West, run South 89° 53' 30" West 704.13 feet for point of beginning; thence North 02° 03' 03" East 924.52 feet to centerline of US Highway 62; thence along centerline North 68° 57' 37" West 239.38 feet to the Northeast corner of a tract conveyed to Edward May, et ux (by Warranty Deed dated July 2, 1979, filed July 2, 1979, and recorded in Book 90, at Page 327); thence Southward (along the East line of the tract heretofore conveyed to May) to South line of said forty and to a point that is 236.20 feet on a bearing of South 89° 53' 30" West from the point of beginning; thence North 89° 53' 30" East 236.20 feet to point of beginning, containing 5 acres, more or less, SUBJECT TO Right-of-Way of U.S. Highway 62.

LESS AND EXCEPT:

A part of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section 16, Township 20 North, Range 26 West, Carroll County, Arkansas, and being more particularly described as follows: Commence at the Southeast corner of said Northeast Quarter of the Northwest Quarter; thence South 89° 53' 10" West 704.13 feet; thence North 2° 03' 03" East 553.06 feet to the Southeast corner of the herein described tract and true point of beginning; thence North 2° 03' 03" East 338.00 feet to the Southerly right-of-way of U.S. Highway 62; thence along said right-of-way North 68° 57' 37" West 240.00 feet; thence leaving said right-of-way South 2° 03' 53" West 424.81 feet; thence North 89° 53' 30" East 231.03 feet to the point of beginning, and containing 2.00 acres, more or less. The above described real property is shown on plat of survey prepared by Donald M. Schaubert, L.S., P.O. Box 209, Berryville, Arkansas, dated June 15, 1994.

Subject to easements including, but not limited to, utility easements and septic & lateral

line easement for Rowdy Beaver