

## **LEGAL DESCRIPTION:**

The Northwest Quarter of the Southeast Quarter of the Northwest Quarter (NW1/4 SE1/4 NW1/4) and the North Half of the Fractional Northwest Quarter (N1/2 Frl. NW1/4); all in Section Three (3), Township Four (4) South, Range Twenty-eight (28) West, Polk County, Arkansas. Subject to public utility and roadway easements as may now exist.

Less and Except one-half of all mineral rights as per deed recorded in Book 85, Pages 330-331, on November 2, 1954.

Less and Except one-half of all oil, gas and mineral right as per deed recorded in Book 115, Pages 641-643, on December 31, 1970.

LESS AND EXCEPT the following three described parcels:

Beginning at the NW corner of the Frl. North Half of the Northwest Quarter (Frl. N1/2 NW1/4); Thence East along the North line thereof a distance of 469 feet; Thence South a distance of 938.38 feet to the South line of said Fractional North One-half of the Northwest Quarter (Frl. N1/2 NW1/4); Thence West along the South line thereof to the Southwest corner thereof; Thence North along the West line of the said Fractional North One-half of the Northwest Quarter (Frl. N1/2 NW1/4) a distance of 919.238 feet to the point of beginning; said Exception containing 10 acres, more or less.

Also,

Beginning at the Northwest corner of the Fractional North One-half of the Northwest Quarter (Frl. N1/2 NW1/4); Thence East along the North line thereof a distance of 469 feet for a point of beginning; Thence continue East a distance of 460 feet; Thence South a distance of 956.66 feet to the South line of said Fractional North One-half of the Northwest Quarter (Frl. N1/2 NW1/4); Thence West along the South line thereof to a point due South of the point of beginning; Thence North a distance of 938.20 feet to the point of beginning, said Exception containing 10 acres, more or less.

Also,

A part of the Fractional Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 3, Township 4 South, Range 28 West, Polk County, Arkansas, described as follows: Beginning at the Southeast corner of the Fractional Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ ; thence North 88 Degrees 22 Minutes West, a distance of 655.48 feet along the forty line; thence North 00 Degrees 36 Minutes East a distance of 175.50 feet; thence North 78 degrees 41 minutes East a distance of 664.87 feet; thence South 00 Degrees 15 Minutes East a distance of 324.76 feet along the forty line to the point of beginning, containing an area of 3.78 acres, as surveyed by P. T. Sloan, PS #947, March 18, 2011. Subject to public utility and roadway easements as may now exist.

Conveying 45 acres, more or less;