

## **YANCOPIN PROPERTY LEGAL DESCRIPTION:**

All that part of the Southeast Quarter (SE1/4) of Section 6, Township 9 South, Range 1 West lying South of the public levee as it existed on July 16, 1925, and not included in town plat of Yancopin on file and of record in the office of the Recorder of Desha County, Arkansas, containing 39.63 acres, more or less, and LESS AND EXCEPT the following 4 parcels:

Exception No. 1: A part of the SE1/4 SE1/4 Sec. 6, T-9-S, R-1-W, and the town of Yancopin, Desha County, Arkansas, more particularly described as follows: From a point where the Old Missouri Pacific Railroad centerline intersects the south section line of Sec. 6, T-9-S, R-1-W, run West along the South Section Line for 60.46' to Old Missouri Railroad right-of-way; thence N 34 degrees 12' 14" E along said R/W for 187.85' to the Point of Beginning; thence N 57 degrees 50' 35" W for 62.34'; thence N 32 degrees 00' 35" E for 247.40'; thence S 53 degrees 49' 29" E for 71.82'; thence S 34 degrees 12' 14" W for 242.52' to the Point of Beginning, approximately 0.377 acres.

Exception No. 2: A part of the SE1/4 SE1/4 Sec. 6, T-9-S, R-1-W, and the town of Yancopin, Desha County, Arkansas, more particularly described as follows: From a point where the Old Missouri Pacific Railroad centerline intersects the south section line of Sec. 6, T-9-S, R-1-W, run West along the South Section Line for 234.46' to the Point of Beginning; then N 55 degrees 47' 46" W for 297.69' to fence line along Arkansas River Levee boundary; thence N 55 degrees 10' 44" E along said levee boundary for 490.39'; thence S 32 degrees 42' 49" W for 91.50'; thence S 57 degrees 17' 11" E for 100.00'; thence S 31 degrees 07' 53" W for 369.56' to the Point of Beginning, approx. 1.873 ac.

Exception No. 3: A part of the SE1/4 SE1/4 Sec. 6, T-9-S, R-1-W, and the town of Yancopin, Desha County, Arkansas, more particularly described as follows: From a point where the Old Missouri Pacific Railroad centerline intersects the south section line of Sec. 6, T-9-S, R-1-W, run West along the South Section Line for 234.46' to the Point of Beginning; thence continue West for 486.80' to right-of-way boundary of Arkansas River Levee; thence N 55 degrees 10' 44" E along said Levee boundary for 293.07'; thence S 55 degrees 47' 46" E for 297.69' to Point of Beginning, approx. 0.935 ac.

Exception No. 4: All that part of the fractional Southeast Quarter (Frl. SE1/4) of Section Six (6), and accretions thereto, lying South of "Sandy Bayou" and North of the main Mississippi River Levee as now situated and constituted and containing approximately 91 acres.

Subject to the right-of-way of Southeast Arkansas Levee District for levee purposes, pursuant to the following instruments: Right-of-Way Deed dated August 20, 1936 and recorded in Record Book 71 at page 528; Right-of-Way Deed dated May 24, 1939 and recorded in Record Book 77 at page 388; and Right-of-Way Deed dated August 15, 1941 and recorded in Record Book 81 at page 111.

The Southwest Quarter (SW1/4) of Section Six (6), T-9-S, R-1-W, LESS AND EXCEPT the following 4 parcels:

Exception No. 1: All that part of Section 6, Township 9 South, Range 1 West, and all that part of Section 1, Township 9 South, Range 2 West, contained in the following metes and bounds: Beginning on the west line of said Section 6, and the East line of said Section 1, 2475 feet south of the Northwest corner of Section 6; thence south 89 degrees 40' West 395 feet to corner; thence North 87 degrees 03' West 498 feet to corner; thence South 42 degrees 31' East 1930 feet to corner; thence South 81 degrees 20' East 1930 feet to corner; thence North 38 degrees 41' West 600 feet to corner; thence North 65 degrees 30' West 340 feet to corner; thence North 70 degrees 27' West 850 feet to corner; thence North 39 degrees 37' West 1040 feet to corner; thence South 89 degrees 40' West 180 feet to point of beginning, containing 44.90 acres, more or less.

Exception No. 2: That part of Section 6, Township 9 South, Range 1 West, and Section 1, Township 9 South, Range 2 West, lying and being in Desha County, Arkansas, and described by metes and bounds as follows, to-wit: Commencing at the corner of Sections 1 and 12, T-9-S, R-2-W on the range line; thence north along the range line 1083.02 feet to the point of beginning of Tract No. D-41, here described; thence North 82 degrees 33 minutes West 1338.38 feet; thence north 41 degrees 12' west 11.69 feet to the west line of the east half of the Southeast quarter of Section 1, T-9-S, R-2-W; thence north along said west line 1236.83 feet; thence north 84 degrees 12' east 250.18 feet; thence south 41 degrees 12' east 1932.02 feet; thence south 82 degrees 33' east 171.86 feet; thence south 7 degrees 27' west 20.00 feet; thence north 82 degrees 33' west 391.24 feet to the point of beginning, containing 32.89 acres, more or less.

Exception No. 3: A tract or parcel of land lying and being situated in the E1/2 of the SW1/4 of Section 6, and in the N1/2 of Section 7, all in Township 9 South, Range 1 West of the Fifth Principal Meridian, more particularly described as follows: Beginning at a point located on the range line between ranges 1 and 2 West at the corner common to the SW1/4 Section 6 and the NW1/4 Section 7, T-9-S, R-1-W, run thence along the section line between said Sections 6 and 7, North 89 degrees 51' East 1320.00 feet to a point located at the southwest corner of the E1/2 of SW1/4 Section 6; thence along the west boundary line of the E1/2 SW1/4 of Section 6, North 04 degrees 30' East 950.00 feet to a point; thence due East 1177.05 feet to a point located on the east boundary line of the SW1/4 Section 6; thence along the east boundary line of the SW1/4 Section 6, South 04 degrees 58' West 947.59 feet, to a point located at the quarter section corner on the section line between Sections 6 and 7; thence along the fence line which divides the property now owned or claimed by Southeast Arkansas Levee District and the property now owned or claimed by J.P. Flanagan, South 04 degrees 17' East 1256.48 feet to a point; thence leaving said fence line South 56 degrees 53' West 183.50 feet to a point; thence North 85 degrees 30' West 837.71 feet to a point; thence North 04 degrees 30' East 325.00 feet to a point; thence North 85 degrees 30' West 1628 feet to a point in the west portion of the NW1/4 Section 7 located on the fence line which divides the property now owned or claimed by Southeast Arkansas Levee District and the land now owned or claimed by Gertrude Watson; thence along said fence line North 00 degrees 12' East 829.16 feet, to the point of beginning and containing in the aggregate 86.67 acres, more or less, of which 25.47 acres are in Section 6, and 61.20 acres are in Section 7.

Exception No. 4: A tract or parcel of land lying and being situated in the SW1/4 of Section Six, T-9-S, R-1-W, and in the SE1/4 of Section 1, T-9-S, R-2-W of the Fifth Principal Meridian, more particularly described as follows: Beginning at the Southwest corner of Section 6, T-9-S, R-1-W run thence along the west boundary line of Section 6, North 00 degrees 12' East 378.84 feet to a point located at the southeast corner of Section 1, T-9-S, R-2-W; thence along the South boundary line of said Section 1, North 87 degrees 36' West, 643.23 feet to a point; thence North 47 degrees 29' West, 984.47 feet, to a point; thence North 04 degrees 58' East 593.25 feet to a point; thence North 41 degrees 12' West 36.56 feet to a point; thence South 82 degrees 33' East 1338.38 feet to a point on the section line between said Sections 1 and 6; thence South 82 degrees 33 minutes East 391.24 feet to a point; thence North 07 degrees 27' East 20.00 feet to a point; thence South 82 degrees 33' East 2180.97 feet to a point; thence South 04 degrees 58' West 198.08 feet to a point; thence west 1177.05 feet to a point; thence South 04 degrees 30' West 950.00 feet to a point on the south boundary line of Section 6; thence along said south boundary line South 89 degrees 51' West 1320.00 feet to the point of beginning, containing in the aggregate 81.61 acres, more or less, of which 30.97 acres are in Section 1 and 50.64 acres are in Section 6.

The exceptions above described containing in the aggregate 260.54 acres; leaving net 250.84 acres to be hereby conveyed: excepting therefrom the Levee right-of-way.