

Watson Land Legal Description:

The Northwest Quarter (NW1/4) of Section Twenty-five (25), Township Nine (9) South, Range Two (2) West, containing 160 acres, more or less. Parcel code numbers 001-02103-000 and 001-02104-000. LESS AND EXCEPT, a parcel of land in part of the Northwest Quarter of the Northwest Quarter (NW1/ NW1/4) of Section 25, Township 9 South, Range 2 West, Desha County, Arkansas, and being more particularly described as follows: Commencing at t a found aluminum capped rebar as the Northwest corner of the NW1/4 NW1/4 of said Section 25; thence South 00 degrees 48 minutes 55 seconds West along the West boundary of said forty for a distance of 27.63 feet to the South boundary of Tucker Street right of way and THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; thence North 89 degrees 42 minutes 47 seconds East along the South boundary of said right of way for a distance of 258.43 feet; thence leaving said right of way South 12 degrees 56 minutes 09 seconds West for a distance of 474.37 feet; thence North 69 degrees 36 minutes 39 seconds West for a distance of 168.52 feet to the West boundary of the NW1/4 NW1/4; thence North 00 degrees 48 minutes 55 seconds East along said West boundary for a distance of 402.37 feet to the Point of Beginning, containing 2.103 acres, more or less.

A parcel of land lying in Northeast corner of Section 26, Township 9 South, Range 2 West, and described as follows: Beginning at Northeast corner Section 26, Township 9 South, Range 2 West, running West 80 feet to East side of Highway; thence Southerly on East side and parallel with highway 380 feet, thence Easterly 265 feet; thence North 430 feet to Point of Beginning and containing one and half acres, more or less. Parcel code number 009-00178-000. Subject to a Right-of-Way Easement for a roadway along a portion of the North boundary of the subject property pursuant to instrument recorded in Record Book 205 at page 257. Subject to a right-of-way 40 feet in width for a pipeline in favor of Arkla Energy Resources pursuant to an instrument dated July 17, 1986 and recorded in Record Book 317 at page 198. Subject to an outstanding one-half (½) interest in and to all gas, oil and minerals pursuant to mineral deed dated March 6, 1945 and recorded in Record Book 91 at page 14.