

LEGAL DESCRIPTION: PROPERTY #1 (158 Tarpon Dr.)

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 7 WEST, DREW COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, BEING MARKED BY A SET 1/2" REBAR (W/CAP, PS#1547); THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, S85°36'43"E A DISTANCE OF 28.31 FEET TO A SET 1/2" REBAR (W/CAP, PS#1547) BEING ON THE WEST LINE OF A PARCEL OF LAND CONVEYED BY LEE A. BLACK, ET AL., TO JERRY STARKEY, ET UX., BY WARRANTY DEED DATED NOVEMBER 29, 1995, AND RECORDED AT PAGE 282 OF BOOK 407 OF THE DEED RECORDS OF DREW COUNTY, ARKANSAS (HEREINAFTER REFERRED TO AS THE "STARKEY I PARCEL"); THENCE LEAVING SAID NORTH LINE AND ALONG SAID WEST LINE, S2°10'46"E A DISTANCE OF 116.48 FEET TO THE SOUTHWEST CORNER OF THE STARKEY I PARCEL; THENCE CONTINUING S2°10'46"E A DISTANCE OF 20.01 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND CONVEYED BY LEE A. BLACK, ET AL., TO JERRY STARKEY, ET UX., BY WARRANTY DEED DATED FEBRUARY 10, 1995, AND RECORDED AT PAGE 377 OF BOOK 426 OF THE DEED RECORDS OF DREW COUNTY, ARKANSAS (HEREINAFTER REFERRED TO AS THE "STARKEY II PARCEL"), BEING MARKED BY A FOUND 5/8" REBAR; THENCE S85°05'00"E A DISTANCE OF 109.60 FEET TO THE SOUTHEAST CORNER OF SAID STARKEY II PARCEL, BEING MARKED BY A FOUND REBAR W/CAP (PS 1599); THENCE S1°59'48"E A DISTANCE OF 40.26 FEET TO A SET 1/2" REBAR (W/CAP, PS#1547); THENCE S85°47'38"E A DISTANCE OF 187.59 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND CONVEYED BY LEE A. BLACK, ET AL., TO DILIP KUMAR PATEL, ET AL., DATED MARCH 14, 1995, AND RECORDED AT PAGE 646 OF BOOK 395 OF THE DEED RECORDS OF DREW COUNTY, ARKANSAS, AS CORRECTED BY THAT CERTAIN DEED RECORDED MAY 18, 1995, AND RECORDED AT PAGE 628 OF BOOK 399 OF THE DEED RECORDS OF DREW COUNTY, ARKANSAS (HEREINAFTER REFERRED TO AS THE "PATEL PARCEL"), BEING MARKED BY A FOUND 1/2" REBAR; THENCE S4°31'39"W A DISTANCE OF 150.27 FEET TO A SET 1/2" REBAR (W/CAP, PS#1547); THENCE N88°03'49"W A DISTANCE OF 324.23 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND CONVEYED BY MARY CAVANESS TAYLOR, ET VIR., TO LEE A. BLACK DATED DECEMBER 31, 1986, AND RECORDED AT PAGE 152 OF BOOK 297 OF THE DEED RECORDS OF DREW COUNTY, ARKANSAS, BEING MARKED BY A SET 1/2" REBAR (W/CAP, PS#1547), SAID CORNER ALSO BEING ON THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE ALONG SAID WEST LINE, N0°48'28"E A DISTANCE OF 340.82 FEET TO THE POINT OF BEGINNING, CONTAINING 1.42 ACRES MORE OR LESS.

ACCESS EASEMENT:

ALSO WITH A 21 FOOT ACCESS EASEMENT LYING IN PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 7 WEST, DREW COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, BEING MARKED BY A SET 1/2" REBAR (W/CAP, PS#1547); THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, S85°36'43"E A DISTANCE OF 28.31 FEET TO A SET 1/2" REBAR (W/CAP, PS#1547) BEING ON THE WEST LINE OF SAID STARKEY I PARCEL, THENCE LEAVING SAID NORTH LINE AND ALONG SAID WEST LINE, S2°10'46"E A DISTANCE OF 116.48 FEET TO THE SOUTHWEST CORNER OF SAID STARKEY I PARCEL; THENCE

CONTINUING S2°10'46"E A DISTANCE OF 20.01 FEET TO THE SOUTHWEST CORNER OF SAID STARKEY II PARCEL, BEING MARKED BY A FOUND 5/8" REBAR; THENCE S85°05'00"E A DISTANCE OF 109.60 FEET TO THE SOUTHEAST CORNER OF SAID STARKEY II PARCEL, BEING MARKED BY A FOUND REBAR W/CAP (PS 1599), SAID POINT BEING THE POINT OF BEGINNING; THENCE N1°59'48"W A DISTANCE OF 20.02 FEET TO THE NORTHEAST CORNER OF SAID STARKEY II PARCEL; THENCE CONTINUE N1°59'48"W A DISTANCE OF 208.44 FEET TO THE NORTHEAST CORNER OF SAID STARKEY I PARCEL, BEING MARKED BY A FOUND 1/2" REBAR, SAID POINT BEING ON THE SOUTH RIGHT OF WAY OF THE WALMART ACCESS ROAD; THENCE ALONG SAID RIGHT OF WAY, S85°09'08"E A DISTANCE OF 21.15 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY, S1°59'48"E A DISTANCE OF 268.49 FEET TO A POINT; THENCE S85°47'38"E A DISTANCE OF 166.47 FEET TO THE SOUTHWEST CORNER OF SAID PATEL PARCEL, BEING MARKED BY A FOUND 1/2" REBAR; THENCE S4°31'39"W A DISTANCE OF 21.00 FEET TO A POINT; THENCE N85°47'38"W A DISTANCE OF 185.31 FEET TO A POINT; THENCE N1°59'48"W A DISTANCE OF 61.38 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION: PROPERTY #2 (1046 Barkada Rd.)

A parcel of land in the Southeast Quarter of Southwest Quarter (SE $\frac{1}{4}$ of SW $\frac{1}{4}$) of Section 22, Township 12 South, Range 7 West, bounded by a line beginning in the center of the Monticello and Barkada Public Road at a point which is 10.07 chains East of the West boundary of said SE $\frac{1}{4}$ of SW $\frac{1}{4}$, and thence, from said Beginning Point, running North parallel with the West boundary of said SE $\frac{1}{4}$ of SW $\frac{1}{4}$ a distance of 315 feet, thence running westerly parallel with the center of said public road a distance of 150 feet, thence running South parallel with the West boundary of said SE $\frac{1}{4}$ of SW $\frac{1}{4}$ a distance of 315 feet to the center of said public road, and thence running easterly along the centerline of said road a distance of 150 feet to the point of beginning;

PROVIDED, HOWEVER, that this conveyance is hereby made expressly subject to (1) any and all easements and rights-of-way which affect any part of this real property and which are of record or discoverable upon reasonable examination of the premises, and (2) any and all mineral interests in this real property which are outstanding (i.e., not owned by the grantor herein).

LEGAL DESCRIPTION: PROPERTY #3 (1900 Block HWY 425)

A parcel of land located in the south half of the northwest quarter of the southeast quarter (S $\frac{1}{2}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$) and in the south half of the northeast quarter of the southeast quarter (S $\frac{1}{2}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$) of section 15, township 12 south range 7 west, Beginning at the northeast corner of said S $\frac{1}{2}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$, thence from said point of beginning run south 86° 38' 44" east along the north boundary of said S $\frac{1}{2}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ a distance of 160.75 feet, more or less, to a point on the now existing westerly right of way of US HWY No. 425 thence run south 02° 51' 07" east along and with US HWY 425 westerly boundary a distance of 196.07 feet, thence continue along said westerly boundary south 05° 28' 38" east a distance of 379.26 feet, thence leaving said US HWY westerly boundary run north 86° 39' 47" west a distance of 747 feet, thence run north 11° 40' 35" west a distance of 603.98 feet to a point on the north boundary of S $\frac{1}{2}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$, thence run south 85° 29' 18" east along the last mentioned boundary of a distance of 663.59 feet back to the point of beginning, containing 10.32 acres of land more or less

LEGAL DESCRIPTION: PROPERTY #4 (302 Old HWY 13)

A parcel of land located in the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ of NW $\frac{1}{4}$) of Section 10, Township 12 South, Range 7 West, bounded by a line the point of beginning of which is found by commencing at the Northeast corner of said SW $\frac{1}{4}$ of NW $\frac{1}{4}$, thence run South

02°44'47" West along the East boundary of said SW¼ of NW¼ a distance of 700.01 feet to the Northeast corner of that parcel of land conveyed by Bert L. Chapman and Peggy Jean Chapman, his wife, to Charles P. Savage and Peggy G. Savage, his wife, by deed dated February 20, 1974, filed for record February 25, 1974 and recorded at page 547 of Book 192 of the Deed Records of Drew County, Arkansas (hereinafter referred to as the Savage Lot), which Northeast corner of the Savage Lot is also the Southeast corner of the parcel of land conveyed by Larry B. Curry and Joyce K. Curry (subsequently known as Joyce K. McAnally and Joyce K. Wade) by deed dated May 19, 1982, filed for record May 21, 1982, and recorded at page 410 of Book 259 of the Deed Records of Drew County, Arkansas (hereinafter referred to as the "Joyce K. Wade" Lot), thence run North 80°33'22" West along the North boundary of the Savage Lot (also being the South boundary of the Joyce K. Wade Lot) and a fence therefound a distance of 313.44 feet to THE POINT OF BEGINNING FOR THE PARCEL OF LAND HEREBY DESCRIBED, thence from said beginning point run North 04°32'29" West along the most southern West boundary of the Joyce K. Wade Lot a distance of 329.44 feet to the East cornerpoint of the triangle of land described in an order of the Drew County Circuit Court (Case No. CIV-86-105-1) now appearing of record at page 476 of the Circuit Court Book "AA" in the aforesaid clerk's office, thence run South 78°09'16" West along the secondmost southern boundary of the Joyce K. Wade Lot (being also the southern side of the triangle of land described in said court order) a distance of 642.72 feet to a point on the East boundary of the right-of-way of Old Hwy No. 13, thence run South 06°39'59" East along the East boundary of said right-of-way a distance of 84.78 feet to the corner of a fence therefound, thence run South 79°45'51" East along a fence therefound a distance of 78.37 feet, thence run South 04°53'12" West a distance of 14.92 feet, thence run South 84°45'18" East a distance of 159.96 feet, thence run North 04°59'12" East a distance of 1.9 feet, thence run North 80°47'54" East a distance of 10.86 feet, thence run South 78°11'51" East a distance of 99.78 feet, thence run South 80°33'22" East and along a fence therefound a distance of 306 feet back to the point of beginning; all as shown on survey prepared by Jim B. Tadel, Registered Land Surveyor, dated March 21, 1988;

LEGAL DESCRIPTION: PROPERTY #5 (1.17+/- AC)

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 7 WEST, DREW COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, BEING MARKED BY A SET 1/2" REBAR (W/CAP, PS#1547); THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, S85°36'43"E A DISTANCE OF 28.31 FEET TO A SET 1/2" REBAR (W/CAP, PS#1547) BEING ON THE WEST LINE OF A PARCEL OF LAND CONVEYED BY LEE A. BLACK, ET AL., TO JERRY STARKEY, ET UX., BY WARRANTY DEED DATED NOVEMBER 29, 1995, AND RECORDED AT PAGE 282 OF BOOK 407 OF THE DEED RECORDS OF DREW COUNTY, ARKANSAS (HEREINAFTER REFERRED TO AS THE "STARKEY I PARCEL"); THENCE LEAVING SAID NORTH LINE AND ALONG SAID WEST LINE, S2°10'46"E A DISTANCE OF 116.48 FEET TO THE SOUTHWEST CORNER OF THE STARKEY I PARCEL; THENCE CONTINUING S2°10'46"E A DISTANCE OF 20.01 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND CONVEYED BY LEE A. BLACK, ET AL., TO JERRY STARKEY, ET UX., BY WARRANTY DEED DATED FEBRUARY 10, 1995, AND RECORDED AT PAGE 377 OF BOOK 426 OF THE DEED RECORDS OF DREW COUNTY, ARKANSAS (HEREINAFTER REFERRED TO AS THE "STARKEY II PARCEL"), BEING MARKED BY A FOUND 5/8" REBAR; THENCE S85°05'00"E A DISTANCE OF 109.60 FEET TO THE SOUTHEAST CORNER OF SAID STARKEY II PARCEL, BEING MARKED BY A FOUND REBAR W/CAP (PS 1599), SAID POINT BEING THE POINT OF BEGINNING;

THENCE N1°59'48"W A DISTANCE OF 20.02 FEET TO THE NORTHEAST CORNER OF SAID STARKEY II PARCEL; THENCE CONTINUE N1°59'48"W A DISTANCE OF 208.44 FEET TO THE NORTHEAST CORNER OF SAID STARKEY I PARCEL, BEING MARKED BY A FOUND 1/2" REBAR, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF WALMART ACCESS ROAD; THENCE ALONG SAID RIGHT OF WAY, S85°09'08"E A DISTANCE OF 192.44 FEET TO A SET 1/2" REBAR (W/CAP, PS#1547); THENCE LEAVING SAID RIGHT OF WAY, S5°02'03"W A DISTANCE OF 115.48 FEET TO A SET 1/2" REBAR (W/CAP, PS#1547); THENCE S86°46'47"E A DISTANCE OF 26.71 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND CONVEYED BY LEE A. BLACK, ET AL., TO CHARLES C. TURNAGE, DATED JANUARY 9, 1996, AND RECORDED AT PAGE 574 OF BOOK 407 OF THE DEED RECORDS OF DREW COUNTY, ARKANSAS, AND THE NORTHWEST CORNER A PARCEL OF LAND CONVEYED BY LEE A. BLACK, ET AL., TO DILIP KUMAR PATEL, ET AL., DATED MARCH 14, 1995, AND RECORDED AT PAGE 646 OF BOOK 395 OF THE DEED RECORDS OF DREW COUNTY, ARKANSAS, AS CORRECTED BY THAT CERTAIN DEED RECORDED MAY 18, 1995, AND RECORDED AT PAGE 628 OF BOOK 399 OF THE DEED RECORDS OF DREW COUNTY, ARKANSAS (HEREINAFTER REFERRED TO AS THE "PATEL PARCEL"), BEING MARKED BY A FOUND REBAR W/CAP (PS 1103); THENCE S4°31'39"W A DISTANCE OF 149.99 FEET TO THE SOUTHWEST CORNER OF SAID PATEL PARCEL, BEING MARKED BY A FOUND 1/2" REBAR; THENCE N85°47'38"W A DISTANCE OF 187.59 FEET TO A SET 1/2" REBAR (W/CAP, PS#1547); THENCE N1°59'48"W A DISTANCE OF 40.26 FEET TO THE POINT OF BEGINNING, CONTAINING 1.17 ACRES MORE OR LESS.

ACCESS EASEMENT:

ALSO WITH A 21 FOOT ACCESS EASEMENT LYING IN PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 7 WEST, DREW COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, BEING MARKED BY A SET 1/2" REBAR (W/CAP, PS#1547); THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, S85°36'43"E A DISTANCE OF 28.31 FEET TO A SET 1/2" REBAR (W/CAP, PS#1547) BEING ON THE WEST LINE OF SAID STARKEY I PARCEL, THENCE LEAVING SAID NORTH LINE AND ALONG SAID WEST LINE, S2°10'46"E A DISTANCE OF 116.48 FEET TO THE SOUTHWEST CORNER OF SAID STARKEY I PARCEL; THENCE CONTINUING S2°10'46"E A DISTANCE OF 20.01 FEET TO THE SOUTHWEST CORNER OF SAID STARKEY II PARCEL, BEING MARKED BY A FOUND 5/8" REBAR; THENCE S85°05'00"E A DISTANCE OF 109.60 FEET TO THE SOUTHEAST CORNER OF SAID STARKEY II PARCEL, BEING MARKED BY A FOUND REBAR W/CAP (PS 1599), SAID POINT BEING THE POINT OF BEGINNING; THENCE N1°59'48"W A DISTANCE OF 20.02 FEET TO THE NORTHEAST CORNER OF SAID STARKEY II PARCEL; THENCE CONTINUE N1°59'48"W A DISTANCE OF 208.44 FEET TO THE NORTHEAST CORNER OF SAID STARKEY I PARCEL, BEING MARKED BY A FOUND 1/2" REBAR, SAID POINT BEING ON THE SOUTH RIGHT OF WAY OF THE WALMART ACCESS ROAD; THENCE ALONG SAID RIGHT OF WAY, S85°09'08"E A DISTANCE OF 21.15 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY, S1°59'48"E A DISTANCE OF 268.49 FEET TO A POINT; THENCE S85°47'38"E A DISTANCE OF 166.47 FEET TO THE SOUTHWEST CORNER OF SAID PATEL PARCEL, BEING MARKED BY A FOUND 1/2" REBAR; THENCE S4°31'39"W A DISTANCE OF 21.00 FEET TO A POINT; THENCE N85°47'38"W A DISTANCE OF 185.31 FEET TO A POINT; THENCE N1°59'48"W A DISTANCE OF 61.38 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION: PROPERTY #6 (0.80+/- AC)

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER ALL IN SECTION 27, TOWNSHIP 12 SOUTH, RANGE 7 WEST, DREW COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, BEING MARKED BY A SET 1/2" REBAR (W/CAP, PS#1547); THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, N85°36'43"W A DISTANCE OF 321.58 FEET TO A SET 1/2" REBAR (W/CAP, PS#1547), SAID POINT BEING ON THE CENTERLINE OF A DRAINAGE DITCH; THENCE LEAVING SAID SOUTH LINE AND ALONG SAID CENTERLINE FOR THE FOLLOWING 2 COURSES, N8°07'19"W A DISTANCE OF 63.32 FEET TO A SET 1/2" REBAR (W/CAP, PS#1547); THENCE N35°16'33"W A DISTANCE OF 52.21 FEET TO A SET 1/2" REBAR (W/CAP, PS#1547); THENCE LEAVING SAID CENTERLINE, S84°02'26"E A DISTANCE OF 386.87 FEET TO A FOUND 1/2" REBAR, SAID POINT BEING THE NORTHWEST CORNER OF A PARCEL OF LAND CONVEYED BY LEE A. BLACK, ET AL., TO JERRY STARKEY, ET UX., BY WARRANTY DEED DATED NOVEMBER 29, 1995, AND RECORDED AT PAGE 282 OF BOOK 407 OF THE DEED RECORDS OF DREW COUNTY, ARKANSAS (HEREINAFTER REFERRED TO AS THE "STARKEY I PARCEL"); THENCE ALONG THE WEST LINE OF SAID PARCEL, S1°58'46"E A DISTANCE OF 91.96 FEET TO A SET 1/2" REBAR (W/CAP, PS#1547), SAID POINT BEING ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE LEAVING SAID WEST LINE AND ALONG SAID SOUTH LINE, N85°36'43"W A DISTANCE OF 28.31 FEET TO THE POINT OF BEGINNING, CONTAINING 0.80 ACRES MORE OR LESS.

SAID TRACT BEING SUBJECT TO ALL RIGHTS OF WAY, COVENANTS, EASEMENTS AND RESTRICTIONS ON RECORD OR PHYSICALLY IN PLACE.

LEGAL DESCRIPTION: PROPERTY #7 (0.34+/- AC)

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 7 WEST, DREW COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, BEING MARKED BY A SET 1/2" REBAR (W/CAP, PS#1547); THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, S85°36'43"E A DISTANCE OF 28.31 FEET TO A SET 1/2" REBAR (W/CAP, PS#1547) BEING ON THE WEST LINE OF A PARCEL OF LAND CONVEYED BY LEE A. BLACK, ET AL., TO JERRY STARKEY, ET UX., BY WARRANTY DEED DATED NOVEMBER 29, 1995, AND RECORDED AT PAGE 282 OF BOOK 407 OF THE DEED RECORDS OF DREW COUNTY, ARKANSAS (HEREINAFTER REFERRED TO AS THE "STARKEY I PARCEL"); THENCE LEAVING SAID NORTH LINE AND ALONG SAID WEST LINE, S2°10'46"E A DISTANCE OF 116.48 FEET TO THE SOUTHWEST CORNER OF THE STARKEY I PARCEL; THENCE CONTINUING S2°10'46"E A DISTANCE OF 20.01 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND CONVEYED BY LEE A. BLACK, ET AL., TO JERRY STARKEY, ET UX., BY WARRANTY DEED DATED FEBRUARY 10, 1995, AND RECORDED AT PAGE 377 OF BOOK 426 OF THE DEED RECORDS OF DREW COUNTY, ARKANSAS (HEREINAFTER REFERRED TO AS THE "STARKEY II PARCEL"), BEING MARKED BY A FOUND 5/8" REBAR; THENCE S85°05'00"E A DISTANCE OF 109.60 FEET TO THE SOUTHEAST CORNER OF SAID STARKEY II PARCEL, BEING MARKED BY A FOUND REBAR W/CAP (PS 1599); THENCE S1°59'48"E A DISTANCE OF 40.26 FEET TO

A SET 1/2" REBAR (W/CAP, PS#1547); THENCE S85°47'38"E A DISTANCE OF 187.59 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND CONVEYED BY LEE A. BLACK, ET AL., TO DILIP KUMAR PATEL, ET AL., DATED MARCH 14, 1995, AND RECORDED AT PAGE 646 OF BOOK 395 OF THE DEED RECORDS OF DREW COUNTY, ARKANSAS, AS CORRECTED BY THAT CERTAIN DEED RECORDED MAY 18, 1995, AND RECORDED AT PAGE 628 OF BOOK 399 OF THE DEED RECORDS OF DREW COUNTY, ARKANSAS (HEREINAFTER REFERRED TO AS THE "PATEL PARCEL"), BEING MARKED BY A FOUND 1/2" REBAR, SAID POINT BEING THE POINT OF BEGINNING; THENCE S85°47'38"E A DISTANCE OF 99.56 FEET TO THE SOUTHEAST CORNER OF SAID PATEL PARCEL AND THE NORTHWEST CORNER OF A PARCEL OF LAND CONVEYED BY ARRON'S, LLC. TO REALTY INCOME PROPERTIES 17, LLC., DATED MARCH 28, 2022, AND RECORDED AS INSTRUMENT NUMBER 105703 OF THE DEED RECORDS OF DREW COUNTY, ARKANSAS (HEREINAFTER REFERRED TO AS THE "INTEGRA PARCEL"), BEING MARKED BY A FOUND 5/8" REBAR; THENCE ALONG THE WEST LINE OF SAID INTEGRA PARCEL, S4°21'53"W A DISTANCE OF 146.22 FEET TO A SET 1/2" REBAR (W/CAP, PS#1547); THENCE LEAVING SAID WEST LINE, N88°06'40"W A DISTANCE OF 100.08 FEET TO A SET 1/2" REBAR (W/CAP, PS#1547); THENCE N4°31'39"E A DISTANCE OF 150.27 FEET TO THE POINT OF BEGINNING, CONTAINING 0.34 ACRES MORE OR LESS.

ACCESS EASEMENT:

ALSO WITH A 21 FOOT ACCESS EASEMENT LYING IN PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 7 WEST, DREW COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, BEING MARKED BY A SET 1/2" REBAR (W/CAP, PS#1547); THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, S85°36'43"E A DISTANCE OF 28.31 FEET TO A SET 1/2" REBAR (W/CAP, PS#1547) BEING ON THE WEST LINE OF SAID STARKEY I PARCEL, THENCE LEAVING SAID NORTH LINE AND ALONG SAID WEST LINE, S2°10'46"E A DISTANCE OF 116.48 FEET TO THE SOUTHWEST CORNER OF SAID STARKEY I PARCEL; THENCE CONTINUING S2°10'46"E A DISTANCE OF 20.01 FEET TO THE SOUTHWEST CORNER OF SAID STARKEY II PARCEL, BEING MARKED BY A FOUND 5/8" REBAR; THENCE S85°05'00"E A DISTANCE OF 109.60 FEET TO THE SOUTHEAST CORNER OF SAID STARKEY II PARCEL, BEING MARKED BY A FOUND REBAR W/CAP (PS 1599), SAID POINT BEING THE POINT OF BEGINNING; THENCE N1°59'48"W A DISTANCE OF 20.02 FEET TO THE NORTHEAST CORNER OF SAID STARKEY II PARCEL; THENCE CONTINUE N1°59'48"W A DISTANCE OF 208.44 FEET TO THE NORTHEAST CORNER OF SAID STARKEY I PARCEL, BEING MARKED BY A FOUND 1/2" REBAR, SAID POINT BEING ON THE SOUTH RIGHT OF WAY OF THE WALMART ACCESS ROAD; THENCE ALONG SAID RIGHT OF WAY, S85°09'08"E A DISTANCE OF 21.15 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY, S1°59'48"E A DISTANCE OF 268.49 FEET TO A POINT; THENCE S85°47'38"E A DISTANCE OF 166.47 FEET TO THE SOUTHWEST CORNER OF SAID PATEL PARCEL, BEING MARKED BY A FOUND 1/2" REBAR; THENCE S4°31'39"W A DISTANCE OF 21.00 FEET TO A POINT; THENCE N85°47'38"W A DISTANCE OF 185.31 FEET TO A POINT; THENCE N1°59'48"W A DISTANCE OF 61.38 FEET TO THE POINT OF BEGINNING.