

Located in the County of Sebastian, State of Arkansas and described as follows.

TRACT #1:

Part of the Northwest Quarter of the Northeast Quarter of Section 14, Township 6 North, Range 31 West, Greenwood District, Sebastian County, Arkansas, being more particularly described as follows. Commencing at the Northeast Corner of the Northwest Quarter of the Northeast Quarter; thence along the East line of said Forty South 00 degrees 26 minutes 38 seconds West, 1078 37 feet for a Place of Beginning, thence continuing South 00 degrees 26 minutes 38 seconds West, 245.00 feet, thence South 89 degrees 55 minutes 42 seconds West, 346.00 feet; thence North 03 degrees 52 minutes 41 seconds West, 245.00 feet, more or less, to a point lying South 89 degrees 55 minutes 43 seconds West of the Point of Beginning; thence North 89 degrees 55 minutes 43 seconds East, 365.00 feet, more or less, to the Point of Beginning. Less and except public roads and rights-of-way.

TRACT #2:

Part of the Northeast Quarter of Section 14, Township 6 North, Range 31 West, Greenwood District, Sebastian County, Arkansas, more particularly described as follows: Beginning at the Northwest Corner of the Southwest Quarter Northeast Quarter; thence North 88 degrees 53 minutes 15 seconds East, along the North line of said Forty, 1339.12 feet to the Southwest Corner of the Northeast Quarter Northeast Quarter, thence North 00 degrees 55 minutes 40 seconds West, along the West line of said Northeast Quarter Northeast Quarter, 264 00 feet, thence North 89 degrees 04 minutes 20 seconds East, 1322 90 feet, thence following an existing fence line, South 53 degrees 30 minutes 21 seconds West, 560 71 feet, North 81 degrees 26 minutes 40 seconds West, 53.65 feet; South 64 degrees 22 minutes West, 136 10 feet, South 68 degrees 56 minutes 42 seconds West, 317 72 feet, South 74 degrees 34 minutes 01 seconds West, 1793 17 feet to the West line of the Southwest Quarter Northeast Quarter, thence North 00 degrees 29 minutes 55 seconds West, along said West line, 664.34 feet to the Point of Beginning. Subject to existing road rights-of-way and power line rights-of-way

ALSO, Part of the Northeast Quarter of the Northeast Quarter and Part of the Southeast Quarter of the Northeast Quarter of Section 14, Township 6 North, Range 31 West, Greenwood District, Sebastian County, Arkansas, being more particularly described as follows. Commencing at the Southwest corner of said Northeast Quarter of the Northeast Quarter, thence North 00 degrees 55 minutes 40 seconds West, 264 00 feet along the West line of said Northeast Quarter of the Northeast Quarter; thence North 89 degrees 04 minutes 20 seconds East, 1322 90 feet to the Point of Beginning; thence North 89 degrees 04 minutes 20 seconds East, 6.56 feet to a point in the centerline of County Road No. 134, thence South 20 degrees 07 minutes 09 seconds West, 456.69 feet along said centerline; thence South 89 degrees 04 minutes 20 seconds West, 479.39 feet to a point in a

04 0362

fence line; thence North 03 degrees 39 minutes 45 seconds East, 52 21 feet along said fence line; thence North 64 degrees 22 minutes 00 seconds East, 136.10 feet along said fence line; thence South 81 degrees 26 minutes 40 seconds East, 53 65 feet along said fence line, thence North 53 degrees 30 minutes 21 seconds East, 560 71 feet along said fence line and fence line extended to the Point of Beginning. Being subject to public road rights-of-way and any easements of record

LESS AND EXCEPT THE FOLLOWING DESCRIBED TRACT: Part of the Southwest Quarter of the Northeast Quarter and part of the Southeast Quarter of the Northeast Quarter of Section 14, Township 6 North, Range 31 West, Greenwood District, Sebastian County, Arkansas, being more particularly described as follows: Commencing at the Northwest corner of said Southwest Quarter of the Northeast Quarter, thence South 00 degrees 29 minutes 55 seconds East, 619.95 feet along the West line of said Southwest Quarter of the Northeast Quarter to a point in the centerline of a private road, thence North 74 degrees 31 minutes 28 seconds East, 981.83 feet along said centerline, thence North 74 degrees 33 minutes 14 seconds East, 859 25 feet along said centerline; thence North 89 degrees 04 minutes 20 seconds East, 247.65 feet to a point in a fence line, thence South 03 degrees 39 minutes 45 seconds West, 104.23 feet along said fence line; thence south 88 degrees 19 minutes 20 seconds West, 93 10 feet along said fence; thence North 76 degrees 59 minutes 20 seconds West, 198.55 feet along said fence line; thence South 74 degrees 34 minutes 01 seconds West, 1793 17 feet along said fence line to a point on the West line of said Southwest Quarter of the Northeast Quarter, thence North 00 degrees 29 minutes 55 seconds West, 44.39 feet to the point of beginning Being subject to public road rights-of-way and any easements of record.

Tract 2 of the above property is subject to a possible overlap as contained in the Ancillary Administrator's Decd in Book 418 at Page 65.

TRACT #3:

Part of the East Half of the Southwest Quarter of Section 14, Township 6 North, Range 31 West, Greenwood District, Sebastian County, Arkansas, more particularly described as follows: Beginning at the Northeast Corner of said East Half of the Southwest Quarter; thence South 00 degrees 08 minutes West, 1087.20 feet along East line of said East Half of the Southwest Quarter; thence North 89 degrees 55 minutes West, 218 20 feet; thence South 01 degrees 02 minutes West, 651.90 feet to a point in the centerline of a county road, thence South 77 degrees 05 minutes West, 280 30 feet along said centerline, thence South 65 degrees 00 minutes West, 485.00 feet along said centerline; thence South 45 degrees 10 minutes West, 367 70 feet along said centerline, thence South 77 degrees 34 minutes West, 134.50 feet along said centerline to a point on the West line of said East Half of the Southwest Quarter; thence North 00 degrees 03 minutes West, 2289.40 feet to the Northwest Corner of said East Half of the Southwest Quarter, thence North 89 degrees 47 minutes East, 1339.20 feet to the point of beginning Except public roads and rights-of-way.

LESS AND EXCEPT THE FOLLOWING DESCRIBED TRACT: Part of the Southeast Quarter of the Northwest Quarter and part of the Northeast Quarter of the Southwest Quarter of Section 14, Township 6 North, Range 31 West, Greenwood District, Sebastian County, Arkansas, being more particularly described as follows: Commencing at the Southeast Corner of said Southeast Quarter Northwest Quarter, thence South 59 degrees 03 minutes 33 seconds East, 9 73 feet to a set cross tie and an existing fence line, thence along said fence line, South 89 degrees 10 minutes 56 seconds West, 222 06 feet to a set ½ inch rebar and the point of beginning Thence continue along said fence line, South 89 degrees 10 minutes 56 seconds West, 222.06 feet to a set ½ inch

rebar. Thence leaving said fence line, North 00 degrees 12 minutes 43 seconds West, 196 09 feet to a set 1/2 inch rebar Thence North 89 degrees 10 minutes 56 seconds East, 222.25 feet to a set 1/2 inch rebar. Thence South 00 degree 09 minutes 18 seconds West, 196 09 feet to the point of beginning. Less and except public roads and rights of way

A part of the Tract 3 description set forth above has been platted into Lots 1, 2, 3, and 4, Adamson Creek Estates Phase 1, according to plat filed with the County Clerk of Sebastian County on July 18, 2001, as document number 381. The said lots are subject to the Restrictive Covenants and Bill of Assurance filed on July 18, 2001, with the County Clerk of Sebastian County, as document number 7048236.

Tract 3 of the above property is subject to a little cut out on the East side of Tract 3 as contained in Deed Book 431 at Pages 731 and 739.

Tract 3 of the above property is subject to the fence lines not being on the property lines and as a result thereof, Tract 3 is subject to the rights, if any, of adjoining property owners in and to that portion of Tract 3, lying between the property lines and the fences inside said lines.

PHILIP ROBERTS
302 NORTH GREENWOOD AVE
FORT SMITH, AR 72901-3454

Doc # 2186414

04 0364