

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT we, Joe Roy Reed and Shari E. Reed, husband and wife, hereinafter collectively referred to as "GRANTORS," for good and valuable consideration paid by GRANTEE, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto Clear Creek Land & Cattle, LLC, an Arkansas Limited Liability Company, "GRANTEE," and unto GRANTEE'S successors and assigns forever, the following lands lying in Washington County, Arkansas, to wit:

*SEE LEGAL DESCRIPTION CONTAINED IN "EXHIBIT A"
ATTACHED HERETO AND INCORPORATED HEREIN*


TO have and to hold unto said GRANTEE and unto GRANTEE'S successors and assigns forever, with all appurtenances thereunto belonging. GRANTORS covenant with said GRANTEE that they will forever warrant and defend the title to said lands against all claims whatever.

AND WE, Joe Roy Reed and Shari E. Reed, husband and wife, for said consideration, do hereby release and relinquish to said GRANTEE all rights of dower, curtesy, and homestead rights, in and to said lands.

WITNESS our hands and seals this 25th day of September, 2006.



JOE ROY REED



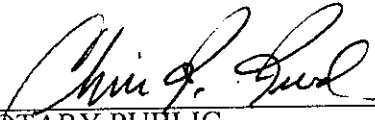
SHARI E. REED

ACKNOWLEDGMENT

STATE OF ARKANSAS)
)ss.
COUNTY OF WASHINGTON)

Be it remembered that on this day came before me, the undersigned, a Notary Public within and for the County and State aforesaid, duly commissioned and acting, Joe Roy Reed and Shari E. Reed, husband and wife, to me well known as the GRANTORS in the foregoing Warranty Deed, and stated that they had executed the same for the purposes and considerations therein set forth.

WITNESS my hand and seal as such Notary Public this 25th day of September, 2006.



NOTARY PUBLIC
CHRIS R. REED
NOTARY PUBLIC
Washington County, Arkansas
My Comm. Exp. Nov. 1, 2010

My Commission Expires:
11/01/2010

I hereby certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument.

Grantee: Clear Creek Land & Cattle, LLC
 % Joe Roy Reed
 1317 Steele Road
 Springdale, AR 72764

By: 
 JOE ROY REED, Managing Member/President

PREPARED BY:
CYPERT, CROUCH, CLARK & HARWELL
P.O. BOX 1400, SPRINGDALE, AR 72765

EXHIBIT A
LEGAL DESCRIPTION

All that portion of the East One-Half (E½) of the Northeast Quarter (NE¼) and all the portion of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) lying North of Washington County Road # 893 (also known as Reed Valley Road) all in Section Nineteen (19), Township Seventeen (17) North, Range Thirty (30) West of the Fifth (5th) Principal Meridian, Washington County, Arkansas, and being more particularly described as follows: Beginning at a found stone, said stone accepted and used as the Northeast Corner of the East One-Half (E½) of said Northeast Quarter (NE¼); thence along the East side of said Northeast Quarter (NE¼) South 00°02'07" West a distance of 823.81 Feet to a set 5/8 inch diameter iron pin; thence leaving said East side North 89°55'19" West a distance of 130.00 Feet to a set 5/8 inch diameter iron pin; thence South 00°05'33" West a distance of 690.27 Feet to the Centerline of Washington County Road # 893 and a set P-K nail and metal flasher; thence along the Centerline of said County Road the following courses; South 73°15'30" West a distance of 400.46 Feet; South 71°28'41" West a distance of 310.67 Feet; South 70°08'25" West a distance of 280.10 Feet; South 74°17'47" West a distance of 416.62 Feet; South 74°28'56" West a distance of 459.34 Feet; South 69°18'07" West a distance of 74.60 Feet; South 61°45'08" West a distance of 76.85 Feet; South 55°50'34" West a distance of 65.09 Feet; South 53°07'15" West a distance of 535.83 Feet; South 50°16'31" West a distance of 119.43 Feet to the West line of the Southwest Quarter (SW¼) of said Northeast Quarter (NE¼) and a set P-K nail and metal flasher; thence leaving said Centerline to and along said West line North 00°05'49" West a distance of 1227.92 Feet to a set 5/8 inch diameter iron pin; thence leaving said West line North 89°41'48" East a distance of 1314.96 Feet to a set 5/8 inch diameter iron pin; thence North 00°01'51" West a distance of 710.94 Feet to a set 5/8 inch diameter iron pin; thence North 89°33'34" East a distance of 217.80 Feet to a set 5/8 inch diameter iron pin; thence North 00°01'51" West a distance of 600.00 Feet to the North line of the East One-Half (E½) of said Northeast Quarter (NE¼) and a set 5/8 inch diameter iron pin; thence along said North line North 89°33'34" East a distance of 1098.69 Feet to the POINT OF BEGINNING (P.O.B.), containing 70.35 acres, more or less, and being subject to the right-of-way of Washington County Road # 893 along the South boundary thereof. And being subject to any easements, rights-of-ways, covenants and restrictions of record.