

WARRANTY DEED

HUSBAND AND WIFE CONVEYING AS TENANTS BY THE ENTIRETY, JOINTLY OR IN COMMON

KNOW ALL MEN BY THESE PRESENTS:

That we, Floyd Mabry, Jr. and Kathy J. Mabry

husband and wife, hereinafter called Grantors, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration to us in hand paid by

Glen Dale Rouse and Loise M. Rouse, husband and wife

hereinafter called Grantee, do hereby grant, bargain and sell unto the said Grantee and Grantee's heirs and assigns, the following described land, situate in

Washington County, State of Arkansas, to-wit:

A part of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-six (26) and part of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-three (23), all in Township Seventeen (17) North, Range Thirty-one (31) West of the Fifth Principal Meridian, Washington County, Arkansas and being more particularly described as follows, to Wit: Beginning at a point that is South 89°53'53" West 226.68 feet from the Southwest corner of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-six (26); thence South 89°53'53" West 375.63 feet; thence North 30°02'22" West 1279.47 feet to a point that is in the centerline of the County Road No. 84; thence with the said centerline North 56°00'32" East 378.43 feet; thence North 58°28'43" East 136.93 feet; thence North 67°45'51" East 141.70 feet; thence North 74°17'03" East 219.49 feet; thence leaving said centerline South 8°24'30" East 1531.68 feet to the point of beginning and containing 20.25 acres more or less, and subject to that portion which lies in County Road No. 84 on the North side thereof.

AND ALSO:

Part of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-six (26), and a part of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-three (23) all in Township Seventeen (17) North, Range Thirty one (31) West of the Fifth Principal Meridian, Washington County, Arkansas, and being more particularly described as follows, to Wit: Beginning at a point that is South 88°00'11" West 330.00 feet from the Northeast corner of Section Twenty-six (26); thence South 2634.28 feet to the South line of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section Twenty-six (26); thence South 88°59'50" West 990.00 feet; thence North 1°97'31" West 1320.00 feet; thence North 89°21'33" East 683.47 feet; thence North 17°04'36" West 1757.49 to a point that is in the centerline of County Road No. 84; thence with said centerline North 79°24' East 235.18 feet; thence leaving said centerline South 28°53'50" East 492.02 feet; thence North 88°00'11" East 330.00 feet to the point of beginning and containing 47.47 acres, more or less, subject to that portion which lies in County Road No. 84 on the North side thereof. This deed made and accepted subject to a certain mortgage in favor of First National Bank, Fayetteville, Arkansas dated June 2, 1986 and recorded in Book 1227 at Page 977 in the records of Washington County, Arkansas. Said mortgage was in the original amount of \$72,600.00 and the current unpaid principal balance is \$39,100.00 which Grantees herein agree to assume and pay.

TO HAVE AND TO HOLD the said lands and appurtenances thereunto belonging unto the said Grantee and Grantee's heirs and assigns, forever. And we, the said Grantors, hereby covenant that we are lawfully seized of said land and premises, that the same is unincumbered, and that we will forever warrant and defend the title to the said lands against all legal claims whatever.

And we, the respective Grantors, hereby release and relinquish unto the said Grantee our respective dower/curtesy and homestead in and to said lands.

WITNESS our hands and seals on this 26th day of August, 1987

THIS INSTRUMENT PREPARED BY Floyd Mabry, Jr. (Seal)
Kathy J. Mabry (Seal)
Kathy J. Mabry (Seal)

Grantee Glen Dale Rouse and Loise M. Rouse
Address Fayetteville, Ark.

STATE OF ARKANSAS } ss.
County of Washington

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On this the 26th day of August, 1987, before me, a notary public, personally appeared Floyd Mabry, Jr. and Kathy J. Mabry

known to me (or satisfactorily proven) to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they had executed the same for the purposes therein set forth.

In witness whereof hereunto set my hand and official seal.

My Commission Expires 9-19-89

Nancy R. Schuster
Notary Public

FILED FOR RECORD
'87 AUG 31 PM 2 26
WASH. TON COUNTY AR
ALMA KOLLMEYER
CIRCUIT CLERK

ARKANSAS DOCUMENTARY \$55.00
0143603

ARKANSAS DOCUMENTARY \$55.00
0143601

ARKANSAS DOCUMENTARY \$55.00
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198.00

ARKANSAS DOCUMENTARY \$33.00
0200733

First National Bank
Fayetteville, AR 72704