



First National
Title Company

410 W. Main Street, P.O. Box 567
Danville, AR 72833
Tel 479-495-2281
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LIMITED TITLE SEARCH

DATE: February 29, 2024

FILE NO.: 121-230195-TI

CERTIFYING DATES: From 11/10/1990 7:00:00 AM to 12/20/2023 7:00:00 AM

LEGAL DESCRIPTION: See Exhibit A attached hereto and made a part hereof.

TITLE VESTED: [REDACTED] Property, [REDACTED] a Warranty Deed from Robert [REDACTED] and [REDACTED] (K/A Robert [REDACTED] and [REDACTED] (K/A [REDACTED] husband and wife dated March 20, 2023 and recorded March [REDACTED] Book 355, records of Danville District, Yell County, Arkansas.

OUTSTANDING LIENS: [REDACTED] from [REDACTED] to Centennial Bank dated March 20, 2023, filed for [REDACTED] March 27, 2023 in [REDACTED] Page 361, securing the [REDACTED] records of Danville District, Yell County, Arkansas.

OUTSTANDING JUDGMENTS: None

OTHER ITEMS: An oil, gas and mineral lease, executed on April 27, 1981 by [REDACTED] as lessor and Harrell and Bradshaw as lessee, recorded as Book 234 Page 66 and Ratified through a Ratification of Oil and Gas Lease, executed by [REDACTED] as lessor to [REDACTED], recorded January 8, 1982 Book 238 Page 365.

An oil, gas and mineral lease, executed by [REDACTED] and [REDACTED] husband and wife as lessor and [REDACTED] as lessee, recorded October 17, 1984 Book 265 Page 184 and An oil, gas and mineral lease, executed by [REDACTED] husband and wife as lessor and [REDACTED] recorded October 22, 1984 Book 265 Page 218. Both leases being assigned by Atlantic Richfield Company to Santa Fe Minerals, a division of Santa Fe International Corporation recorded January 29, 1987 Book 289 Page 106 then assigned further by [REDACTED] a division [REDACTED] recorded July 19, 1989 Book 311 Page 477.

An oil, gas and mineral lease, executed by [REDACTED] a single man as lessor and [REDACTED] Inc. as lessee, recorded December 17, 1997 Book 359 Page 736.

An oil, gas and mineral lease, executed by [REDACTED] [REDACTED], [REDACTED] as lessor and [REDACTED] as lessee, recorded April 28, 1998 Book 362 Page 226.

An oil, gas and mineral lease, executed by [REDACTED] and [REDACTED] as lessor and [REDACTED] as lessee, recorded May 22, 2007 Book 454 Page 780.

all being in the records of Danville District, Yell County, Arkansas

Right-of-way for Old Belleville Road running along the South edge of said property.

Survey dated February 28, 2023 by Billy a. Lawrence as Job 53-23.

Survey dated December 13, 2023 by Billy A. Lawrence as Job #458-23.

TAXES:

Taxes for the 2022 Tax Year are PAID for the following Tax Parcel No.:


001-01190-002 \$21.70
001-01193-000 \$40.16
001-01202-000 \$20.34
001-01201-000 \$58.88
001-01210-000 \$41.58
001-01200-002 \$116.14

This limited title search is not to be construed as Title Insurance, a Commitment to Insure, or to express an opinion as to the validity of this title. Furthermore, it is expressly stated, acknowledged and agreed upon that in no event shall the total liability of First National Title Company, its affiliates or any of their owners, officers, employees, or agents for any damages, losses, and causes of action (whether in contract or tort, including, but not limited to, negligence or otherwise) arising from the use of, or the reliance upon, the information contained in this search exceed the amount paid for this search.

PREPARED BY:

First National Title Company
License No. 100110256
410 W. Main Street
P.O. Box 567
Danville, AR 72833
Telephone: 479-495-2281 Fax: 479-495-5603

By:



Amy Krumm, License No. 20017594
Authorized Signature

LIMITED TITLE REPORT

(Continued)

DATE: February 29, 2024

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A part of the West Half (W1/2) of the Northeast Quarter (NE1/4), a part of the South Half (S1/2) of the Northwest Quarter (NW1/4), a part of the Northeast Quarter (NE1/4) of the Southwest Quarter (1/4), a part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4), and a part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Two (2), Township Five (5) North, Range Twenty-Two (22) West, Danville District, Yell County, Arkansas, and being more particularly described as: beginning at the Southwest Corner of Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4); thence North 00°25'37" East, along the West line of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4), a distance of 695.00 feet; thence South 88°46'17" East, a distance of 844.92 feet to the centerline of Chickalah Creek; thence along said centerline the following courses; South 46°55'26" West, a distance of 163.64 feet; thence South 47°15'07" West, a distance of 172.11 feet; thence South 07°35'42" West, a distance of 303.16 feet; thence South 14°01'58" East, a distance of 299.15 feet; thence South 15°05'54" West, a distance of 380.10 feet; thence South 30°12'09" East, a distance of 45.03 feet; thence South 72°00'10" East, a distance of 21.21 feet; thence North 85°12'14" East, a distance of 55.30 feet; thence South 57°20'14" East, a distance of 183.90 feet; thence South 31°05'17" West, a distance of 196.92 feet; thence South 26°40'30" West, a distance of 148.72 feet; thence South 54°13'20" East, a distance of 169.59 feet; thence South 61°18'25" East, a distance of 67.80 feet; thence North 76°11'29" East, a distance of 125.58 feet; thence North 53°47'50" East, a distance of 165.26 feet; thence South 13°40'39" East, a distance of 84.37 feet; thence South 27°31'37" West, a distance of 155.83 feet; thence South 37°31'31" West, a distance of 149.24 feet; thence South 04°15'32" West, a distance of 202.97 feet; thence South 14°02'59" West, a distance of 272.46 feet; thence South 26°27'01" East, a distance of 98.38 feet; thence South 87°33'45" East, a distance of 124.86 feet; thence North 61°33'14" East, a distance of 183.89 feet; thence North 68°07'02" East, a distance of 41.91 feet; thence South 48°26'12" East, a distance of 96.40 feet to the East line of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4); thence South 00°41'06" West, along said line, a distance of 245.33 feet to the centerline of Chickalah Creek; thence along said centerline the following courses; South 37°33'58" West, a distance of 101.51 feet; thence South 68°39'55" West, a distance of 162.56 feet; thence South 87°33'23" West, a distance of 266.31 feet; thence South 55°17'54" West, a distance of 139.55 feet; thence North 86°51'02" West, a distance of 158.04 feet; thence South 37°22'35" West, a distance of 99.46 feet; thence South 19°15'00" East, a distance of 121.54 feet; thence South 64°26'19" East, a distance of 440.00 feet; thence South 04°36'56" West, a distance of 24.88 feet to the South line of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4); thence North 88°48'31" West, along said line, a distance of 557.27 feet to the centerline of Chickalah Creek; thence North 39°34'06" West, along said centerline, a distance of 190.11 feet; thence South 89°41'10" West, along said centerline, a distance of 71.23 feet; thence North 00°22'54" East, a distance of 559.90 feet; thence North 88°57'21" West, a distance of 1890.00 feet; thence North 00°22'49" East, a distance of 13.74 feet; thence South 88°45'48" East, a distance of 880.00 feet; thence North 00°22'49" East, a distance of 197.84 feet; thence North 88°45'48" West, a distance of 450.00 feet; thence North 00°22'49" East, a distance of 405.26 feet; thence North 23°29'07" West, a distance of 303.27 feet; thence North 32°39'06" West, a distance of 158.63 feet; thence North 53°33'29" West, a distance of 439.33 feet to the centerline of old Belleville Road; thence along said centerline the following courses; North 60°09'45" East, a distance of 73.70 feet; thence North 50°39'58" East, a distance of 44.97 feet; thence North 39°18'52" East, a distance of 61.77 feet; thence North 26°12'18" East, a distance of 51.41 feet; thence North 22°01'38" East, a distance of 64.91 feet; thence North 21°33'25" East, a distance of 120.20 feet; thence leaving said centerline, South 59°25'51" East, a distance of 204.30 feet; thence North 38°06'42" East, a distance of 69.12 feet; thence North 56°45'50" West, a distance of 226.15 feet to the centerline of Old Belleville Road; thence North 21°33'25" East, along said centerline, a distance of 178.69 feet; thence North 29°27'30" East, along said centerline, a distance of 55.98 feet; thence North 39°34'52" East, along said centerline, a distance of 71.78 feet to the North line of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4); thence South 89°17'22" East, a distance of 1453.05 feet to the POINT OF BEGINNING, said described tract containing 121.57 acres, more or less.

as described by a survey by Billy Lawrence Surveying December 13, 2023 as Job #458-23.