

PREPARED BY: ARNOLD & ARNOLD, P. O. BOX 1858, TEXARKANA, AR 75504.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT I, FRANCES L. JEANS, unmarried widow of Sammy Jeans, deceased, GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations, in hand paid by DON C. RUGGLES and wife, MARY A. RUGGLES, GRANTEES, do hereby grant, bargain, sell and convey unto the said GRANTEES, and unto their heirs and assigns forever, the following lands lying in Miller County, Arkansas:

All that certain tract of land being a part of the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section Four (4), Township Fifteen (15) South, Range Twenty-Eight (28) West, Miller County, Arkansas and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch square steel pin in the South boundary line of the SE 1/4 NE 1/4 of Section 4, Township 15 South, Range 28 West, Miller County, Arkansas, North 87 deg. 58 min. 31 sec. West; 961.00 feet from the Southeast corner of said SE 1/4 NE 1/4;

THENCE: North 01 deg. 39 min. 24 sec. East, 125.00 feet to 1/2 inch reinforced steel found in place, same being the Northeast corner of a 0.366 acre tract heretofore conveyed to Gary Jeans, the POINT OF BEGINNING of the tract herein described;

THENCE: North 87 deg. 58 min. 31 sec. West, 127.48 feet to a 1/2 inch reinforced steel found in place, the Northwest corner of said 0.366 acre tract;

THENCE: North 01 deg. 39 min. 24 sec. East, 65.47 feet to a 1/2 inch reinforced steel found in place at the Northeast corner of a 1.00 acre tract of land heretofore conveyed to Gary Jeans;

THENCE: South 87 deg. 58 min. 31 sec. East, 127.48 feet to a 1/2 inch reinforced steel set for corner;

THENCE: South 01 deg. 39 min. 24 sec. West, 65.47 feet to the POINT OF BEGINNING and containing 0.192 acres of land, more or less;

SUBJECT TO the following restrictive covenants: The lands described above shall not include any mobile home, house trailer, or vehicle intended for habitation standing on the premises; right-of-way easement to Southwestern Gas and Electric Co., dated October 19, 1928, and recorded in Volume M-54, Page 291, Mortgage Records of Miller County, Arkansas; such rights as may be vested in the public for road right-of-way along the South side of subject property; and the lien of all taxes and assessments for the year 1990 and subsequent years.

TO HAVE AND TO HOLD the same unto the GRANTEES, and unto their heirs and assigns forever, with all appurtenances thereunto belonging.

And I hereby covenant with said GRANTEES, their heirs and assigns, that I will forever warrant and defend the title to the said lands against all claims whatever, save and except the title to all or part of the mineral estate may be subject to outstanding oil, gas and other mineral interests, and to reservations, exceptions, grants, sales, conveyances and leases thereof, and if so, there is no warranty against any such matters.

WITNESS my hand and seal this 26th day of March, 1990.

Frances L. Jeans
FRANCES L. JEANS

Grantees' Address:

6101 Sammy Lane

Texarkana, AR. 75502

(I, we) certify under penalty of false swearing that at least the legally correct amount of documentary stamps has been placed on this instrument.

SEE ATTACHED

GRANTEE(S)

STATE OF ARKANSAS)

COUNTY OF MILLER)

On this day, personally appeared FRANCES L. JEANS, unmarried widow of Sammy Jeans, deceased, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and official seal this 26th day of March, 1990.

(SEAL)

My Commission Expires:

ON 2 DAY April 8-93
AT 10 O'CLOCK AM

Deputy

Judy C. Langley

Priscilla Herring
Notary Public, Miller County,
Arkansas

Printed Name:

PRISCILLA HERRING
Notary Public
MY COMMISSION EXPIRES 10-8-93