

### **3010 W Walnut St – Legal description**

**Legal:** A PART OF THE NE1/4 OF THE SW1/4 OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING SOUTH 00°21'40" WEST 35.00 FEET FROM THE NW CORNER OF THE SAID NE1/4 OF THE SW/4 ON THE SOUTH RIGHT OF WAY OF U.S. HIGHWAY NO. 71B; THENCE WITH SAID RIGHT OF WAY, SOUTH 89°11'26" EAST 135.00 FEET; THENCE LEAVING SAID RIGHT OF WAY, SOUTH 00°21'40" WEST 323.01 FEET; THENCE NORTH 89°11'26" WEST 135.00 FEET; THENCE NORTH 00°21'40" EAST 323.01 FEET TO THE POINT OF BEGINNING, AS SHOWN ON PLAT RECORD "A-15" AT PAGE 232. LESS AND EXCEPT, ALL THAT PORTION OF THE ABOVE DESCRIBED LEGAL DESCRIPTION CONVEYED TO ARKANSAS STATE HIGHWAY COMMISSION AS DESCRIBED IN WARRANTY DEED FILED FEBRUARY 4, 1997 AS INSTRUMENT NO. 97-7983, RECORDS OF BENTON COUNTY, ARKANSAS. SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.