

HORSESHE BEND ESTATES
TRACT - A
Comprised of

The South half ($S\frac{1}{2}$) of the Northwest quarter ($NW\frac{1}{4}$) of Section 4, Township 18 North of Range 7 West of the 5th P. M., Arkansas.

IZARD COUNTY, ARKANSAS

Horseshoe Bend Estates- Tract A- a subdivision shown hereon, being a plat of portions of Section 4, Township 18 North of Range 7 West of 5th P. M. Described by United States Government Survey as being $S\frac{1}{2}$ of $NW\frac{1}{4}$ of Section 4, Township 18 North of Range 7 West of 5th P. M., IZARD County, Arkansas.

The owners of the property, being the Wilco Land Development Corporation, a Arkansas Corporation, do hereby dedicate easements shown on this plat, including right-of-way, for roads, said tract of land platted hereon shall henceforth be known as Horseshoe Bend Estates Tract A, a subdivision of IZARD County, Arkansas, and said plat was prepared with the consent and in accordance with the desires of the undersigned owners and proprietors thereof, Each lot being 63.25 feet by 174 feet including road-way easements as shown on this plat.

WILCO LAND DEVELOPMENT CORPORATION

/s/ W.E. "Bill" Wilson President

/s/ Dorothy V. Wilson, Secretary

STATE OF TEXAS
COUNTY OF HARRIS

On this 19th day of April 1962, before me did appear the persons known to me to be the legal representatives of the WILCO LAND DEVELOPMENT CORPORATION and of their own free and and deed did execute the instrument hereon.

/s/ Elaine Leppie Singer N. P.
My Comm. Expires 6-1-63

CERTIFICATE OF SURVEY

I, John E. Miller, abstractor for the IZARD County Abstract Company, Melbourne, Ark. do hereby certify that I am qualified abstractor for land in IZARD County, Arkansas, and that this plat was prepared under my supervision from the Plat Book which is filed in the County Clerk's Office in and for IZARD County, Arkansas, and is true and correct to the best of my knowledge and belief.

/s/ John E. Miller
Abstractor for IZARD Co.
Abstract Company.

Filed and Recorded this 30 day of April 1962.

Charles Chestnut
CLERK.

STATE OF ARKANSAS
COUNTY OF IZARD

We, Earl Burns and Z. R. McNairn who are 49 and 76 years of age, respectively, being first duly sworn, do say; that we are acquainted and familiar with the following described lands in IZARD County, Arkansas, to-wit:

All that part of the $\frac{W}{4}$ of the $\frac{NW}{4}$ of Section 24 that lies West of Strawberry River Also all that part of the $\frac{SE}{4}$ of the $\frac{NE}{4}$, the $\frac{NE}{4}$ of the $\frac{SE}{4}$ and the $\frac{NW}{4}$ of the $\frac{SE}{4}$ that lies North and East of the Franklin-Wiseman W. P. A. County road, and the $\frac{SW}{4}$ of the $\frac{NE}{4}$ in Section 23 all in Township 18 North, Range 8 West, containing in the aggregate 170 acres, more or less.

That we are acquainted with Olen Warden, the present owner of said lands, and have known said lands for 40 years; and know that said Olen Warden, the present owner of said lands and those under whom he claims title, have had actual, open, visible, notorious, peaceful, continuous, undisturbed and undisputed possession of said lands for a period of 40 years, and we know of no grantor of said owner having died and leaving a widow or minor children who have expressed any claim to said lands by reason of any homestead interest therein, nor of any other person who has, or have expressed any claim whatever to said lands adverse to the said Olen Warden, present owner thereof.

/s/ Earl Burns , Affiant

/s/ Z. R. McNairn , Affiant

Subscribed and sworn to before me this 12th day of April, 1962.

My Comm. Expires 1-20-64

/s/ Tommie Billingsley
Notary Public

Filed and Recorded this 18 day of April 1962 at 4:00 P. M.

Charles Cheatham
CLERK.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That I, Jesse C. Robbins, a widower, for and in consideration of the sum of One Dollar and love and affections, paid by Troy White, and Audie Fay White, his wife, constituting an estate in entirety, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said Troy White and Audie Fay White, husband and wife respectively, upon condition that the said grantees take care of the said grantor during his natural life, and upon further condition that the said grantor retain a life estate in the said lands and property hereinafter described, and in addition to the retention of a life estate in the said property, the said grantor is to retain the right to all income from minerals, oil leases, royalties, and timber sales so long as he shall live, and that the grantor shall be entitled to remain in possession of the said lands or homestead, and continue to occupy the same so long as he shall live, but that any such rights shall immediately cease at his death and that the said lands shall vest completely in the grantees at the death of the grantors, and unto their heirs and assigns forever, the following lands lying in IZARD County, Arkansas, to-wit:

A part of the Northeast quarter of the Southwest quarter of Section One (1) Township Sixteen (16) North, Range Nine (9) West described as follows: Beginning at the intersection of Olive Street and State Highway No. 9, running thence North along the East side of said highway to the Northeast corner of the first concrete culvert on said highway for a starting point, thence north along East side of said highway 526 feet to the South west corner of land herein conveyed, thence North 104 feet to the Northwest corner, thence East 465 feet to the center of a dry ditch to the Northeast corner, thence south 104 feet with said ditch to the Southeast corner, thence West 462 feet to the Starting point, Containing 1 acre more or less.

To have and to hold the same unto the said Troy White and Audie Fay White, husband and wife, respectively and unto their heirs and assigns forever, with all appurtenances thereunto belonging.

And I hereby covenant with said Troy White and Audie Fay White that I will forever warrant and defend the title to said lands against all lawful claims whatever.

Witness my hand and Seal on this the 17th day of April, 1962.

/s/ Jesse C. Robbins

This instrument prepared by
W. G. Wiley, Atty at law
Melbourne, Arkansas.

STATE OF ARKANSAS
COUNTY OF IZARD

BE IT REMEMBERED, that on this day came before me, the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting Jesse G. Robins to me well known as the grantor in the foregoing Deed, and acknowledged that he had executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public on this 17 day of April 1962.

My Comm. Expires May 10, 1964.

/s/ W. G. Wiley N. P.

Filed and Recorded this 18 day of April 1962. 4:15 P.M.

Charles Chatterton
CLERK.

WHEREAS, by Patent No. 1155737 executed on November 22, 1955, at Washington, D. C. the United States of America, by the Bureau of Land Management, conveyed to the T. J. Moss Tie Company, the land hereinafter described pursuant to Section 2455, Revised Statutes, as amended by Section 14 of the Taylor Grazing Act of June 28, 1934, 48 Stat. 1247; 43 U. S. C. 1171, and the Act of July 30, 1937, 61 Stat. 630; and,

WHEREAS, title to this land had been granted to John W. Gray by patent issued to him on May 1, 1860, by the United States of America, pursuant to Graduation Cash Batesville Final Certificate No. 15919, and,

WHEREAS, patent having issued to John W. Gray, the United States of America had no title to convey to the T. J. Moss Tie Company, and Patent No. 1155737 of November 22, 1955 is a nullity insofar as it affects the land described below:

NOW, THEREFORE, the T. J. Moss Tie Company, by its duly authorized officers hereby remises, relinquishes and quit-claims to the United States of America all the right, title or interest in or to the following described land which it may have acquired by virtue of Patent No. 1155737 executed by the United States of America, by the Bureau of Land Management, on the twenty-second day of November in the year of our Lord One thousand Nine hundred and fifty five, and recorded in Record Book 43 at page 102, T. 15 N. R. 9 W. 5th Principal Meridian, Arkansas, Sec. 7; SE 1/4 SE 1/4, containing 40.00 acres.

IN TESTIMONY WHEREOF, The T. J. Moss Tie Company, by Meyer Levy, President, and J. M. Riel, Secretary, has caused this quitclaim deed to be executed and the seal of the corporation to be hereunto affixed on the 5th day of April 1962.

T. J. Moss Tie Company

/s/ Meyer Levy President

ATTEST:

/s/ J. M. Riel

STATE OF MISSOURI
CITY OF ST LOUIS

On this 5th day of April, 1962, before me personally appeared Meyer Levy and J. M. Riel, to me known to be the President and Secretary of T. J. Moss Tie Company, and to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal, at office in St. Louis, Missouri, the day and year first above written.

My Term of office as Notary Public will expire March 24, 1966.

/s/ E. W. Zurnhida
N. P.

Filed and Recorded this 25 day of April 1962.

Charles Chatterton
Clerk

Strongman

Pinch = 200 feet

Rebinder of this plat, running east from TRACT "A" on page 534 of this Book.

Ours

20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0	0	0	0	0	0	0	0	0	0	0	0
18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0
17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	13	12	11	10	9	8	7	6	5	4	3	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13	12	11	10	9	8	7	6	5	4	3	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12	11	10	9	8	7	6	5	4	3	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11	10	9	8	7	6	5	4	3	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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9	8	7	6	5	4	3	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8	7	6	5	4	3	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7	6	5	4	3	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	5	4	3	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	4	3	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4	3	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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54 NW 1/4 Sec 4, Twp 18 N, R 7 W.

FILED

APR 12 1962

Charles C. Chapman
Agent Co.

Tract A

Book 48 pg 529

1 inch = 200 feet

Carle
Section