

# Legal Description

## Valley Mercantile

as shown on Deed recorded in Deed Book 187 @ Page 181

Madison County, State of Arkansas, to-wit:

A part of the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$ ) of Section Fifteen (15), Township Sixteen (16) North, Range Twenty-four (24) West in Madison County, Arkansas, and being more particularly described as follows: Commencing at the NW corner of said Section 15, thence South 1855.64 feet; thence East 215.75 feet to a notch in concrete as per McConnell survey dated 8-14-1972; thence S 74° 15' 42" E 31.47 feet to the true point of beginning; thence N 2° 15' 51" E 112.90 feet to a set Iron Pin, said Iron Pin being on the South bank of a creek; thence along said South bank S 79° 15' 16" E 61.40 feet to a set Iron Pin; thence S 2° 16' 07" W 102.96 feet to a set Cotton Spindle; thence N 88° 34' 14" W 60.72 feet to the point of beginning, containing .1504 acre, more or less, and being subject to any road or public utility easements as per record.

Said property being formerly described as follows: Lot No. Two (2) Bunch Addition in the Town of Kingston, on the North side of East Street, beginning at the Southeast corner of IOOF lot, thence east forty feet, thence North to middle of branch, thence West with branch forty feet, thence South to point of beginning, all in Section Fifteen (15) Township Sixteen (16) North, Range Twenty-four (24) West.

Also, Lot No. Three (3) on the North side of East Street, Bunch Addition in the town of Kingston, beginning at the Southeast corner of W. D. Burk Lot, thence East twenty feet, thence North to middle of branch, thence West with branch twenty feet, thence South to point of beginning, all in Section Fifteen (15) Township Sixteen (16) North of Range Twenty-four (24) West.

Less and Except the right and usage of an outside existing restroom held by the Kingston Lodge #116 of the IOOF of Arkansas.