



CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 30 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

ALTA Commitment for Title Insurance 8-1-16

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Page 1 of 10





CHICAGO TITLE INSURANCE COMPANY

- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
 - (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
 - (h) "Title": The estate or interest described in Schedule A.
2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I—Requirements; and
 - (f) Schedule B, Part II—Exceptions; and
 - (g) a counter-signature by the Company or its issuing agent that may be in electronic form.
4. **COMPANY'S RIGHT TO AMEND**
The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.
5. **LIMITATIONS OF LIABILITY**
- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
 - (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
 - (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
 - (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
 - (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
 - (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
 - (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Page 2 of 10

ALTA Commitment for Title Insurance 8-1-16





CHICAGO TITLE INSURANCE COMPANY

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

Countersigned:

Deedra Johnson, License #: 10257718
Professional Land Title Company of Arkansas
117 South 3rd Street
Heber Springs, AR 72543

CHICAGO TITLE INSURANCE COMPANY

By:
Michael J. Molus
President

ATTEST:
Marjorie Nemevita
Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

ALTA Commitment for Title Insurance 8-1-16

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Page 3 of 10





CHICAGO TITLE INSURANCE COMPANY

Transaction Identification Data for reference only:

Issuing Agent: Professional Land Title Company of Arkansas
 Issuing Office: 117 South 3rd Street, Heber Springs, AR 72543
 ALTA® Universal ID: 1085549
 Loan ID Number:
 Issuing Office File Number: 22-41003-AH
 Commitment Number: 22-41003-AH
 Revision Number:
 Property Address: 345 Bittle Road, Heber Springs, AR 72543

SCHEDULE A

NOTICE TO CONSUMERS

Please read the exceptions and the terms shown or referred to herein carefully. The exceptions are meant to provide you with notice of matters that are not covered under the terms of the title insurance policy and should be carefully considered.

This report is a written representation as to the condition of title for purposes of providing title insurance and lists all liens, defects, and encumbrances filed of record within the last thirty (30) years that have not been released of record or that are not statutorily expired.

No title insurance agent or any other person other than a licensed Arkansas attorney may provide legal advice concerning the status of title to the property described in the title commitment.

1. Commitment Date: 10/24/2022 at 8:00 AM

2. Policy to be issued:

(a) ALTA Owner's Policy

PROPOSED INSURED:

3. The estate or interest in the Land described or referred to in this Commitment is: fee simple.

4. Title to the fee simple estate or interest in the Land is at the Commitment Date vested in:

Holly Jo Langster, Trustee of Holly Jo Langster Revocable Living Trust dated March 2, 2022 by deed from Rodger D. Langster and Loretta F. Langster, Trustees of the Rodger and Loretta Langster Living Trust dated May 15, 2018 and Holly Jo Langster, Trustee of the Langster Family Trust dated June 29, 2005 dated 10/17/2022 and recorded with Cleburne County Circuit Clerk on 10/21/2022 as Instrument #202207154. [Vesting Deed](#)

5. The Land is described as follows:

Property description set forth in "Exhibit A" attached hereto and made a part hereof.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

ALTA Commitment for Title Insurance 8-1-16

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Page 4 of 10





CHICAGO TITLE INSURANCE COMPANY

CHICAGO TITLE INSURANCE COMPANY

Deedra Johnson

Deedra Johnson, License #: 10257718
Professional Land Title Company of Arkansas, 100113047
117 South 3rd Street
Heber Springs, AR 72543
Authorized Signatory

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Page 5 of 10

ALTA Commitment for Title Insurance 8-1-16





CHICAGO TITLE INSURANCE COMPANY

SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. NOTICE: In accordance with Act 515-Right to Farm Act Disclosure, the Buyer is hereby given notice of the following: 1) The real property being purchased may be located within or near a rural area; and 2) Agricultural operations on real property nearby are protected under Arkansas Code Annotated § 2-4-101 et seq, and shall not be found to be a public or private nuisance if the agricultural operation employs methods or practices that are commonly or reasonably associated with agricultural production.
5. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

Duly authorized and executed Deed from Holly Jo Langster, Trustee of Holly Jo Langster Revocable Living Trust dated March 2, 2022, to [REDACTED] and any amendments thereto, to be executed and recorded at closing.

6. Furnish satisfactory evidence that there are no outstanding mechanics' or materialman's lien against the property, examine parties carefully and attach owners' and contractors' affidavits where there has been construction during the statutory period for liens.
7. Payment of all taxes, charges, assessments levied and assessed against subject property, which are due and payable.
8. Payoff and record Release for Mortgage by Rodger Dale Langster; Loretta Langster, husband and wife; Rodger Dean Langster; Holly Langster, husband and wife to Riverside Bank, organized and existing under the laws of the State of Arkansas dated September 30, 2005 in the original principal amount of [REDACTED] and recorded on October 6, 2005 in Book 339, Page 495 in the official records of Cleburne County Circuit Clerk. AND Re-recorded Mortgage by Rodger Dale Langster; Loretta Langster, husband and wife; Rodger Dean Langster; Holly Langster, husband and wife to Riverside Bank, organized and existing under the laws of the State of Arkansas dated September 30, 2005 in the original principal amount of [REDACTED] and recorded on October 14, 2005 in Book 340, Page 145 in the official records of Cleburne County Circuit Clerk. AND Modification of Mortgage recorded on February 23, 2007 as Instrument #200701536 in the official records provides that the mortgage recorded on October 14, 2005 in Book 340, Page 145 in the official records, or the obligation secured thereby, has been modified.
9. Furnish the following documentation for Holly Jo Langster Revocable Living Trust:
 - A. A Certification of Trust (dated within the last 30 days) stating that all documents are executed in

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

ALTA Commitment for Title Insurance 8-1-16

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Page 6 of 10





CHICAGO TITLE INSURANCE COMPANY

accordance with the terms and conditions of the Trust Agreement for said Trust, in accordance with A.C.A. §28-73-1013.

B. If the property is the principal residence of a Grantor/Settlor, Trustee, and/or Beneficiary of the Trust: A Deed and/or Mortgage executed by said individual and the individual's spouse both in their individual capacities in addition to executing said documents as Grantor/Settlor, Trustee, and/or Beneficiary of the Trust.

10. Furnish the following documentation for [REDACTED]:

A. A Certification of Trust (dated within the last 30 days) stating that all documents are executed in accordance with the terms and conditions of the Trust Agreement for said Trust, in accordance with A.C.A. §28-73-1013.

B. If the property is the principal residence of a Grantor/Settlor, Trustee, and/or Beneficiary of the Trust: A Deed and/or Mortgage executed by said individual and the individual's spouse both in their individual capacities in addition to executing said documents as Grantor/Settlor, Trustee, and/or Beneficiary of the Trust.

11. NOTE: This company will provide an ALTA 8.1 endorsement on the final policy.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

ALTA Commitment for Title Insurance 8-1-16

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Page 7 of 10





SCHEDULE B, PART II
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I — Requirements are met.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
4. Easements, or claims of easements, not shown by the Public Records.
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. Taxes and assessments not yet due and payable at Commitment Date.
8. Any title or rights asserted by anyone including but not limited to person, corporation, governments, or other entities, to tidelands, or lands comprising the shores of bottoms of navigable rivers, lakes, bays, oceans, or gulf, of lands beyond the line of the harbor or bulkhead lines as established or changed by the United States Government or water rights, if any.
9. Reservations contained in Patent from the United State of America or State where land described in Exhibit A is located.
10. Any claim, which arises out of the transaction vesting in the insured, the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditor's right laws.
11. Loss arising from encumbrances filed under the Uniform Commercial Code or Federal District Court.
12. Oil, gas, and mineral interests of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel in, on, under and that may be produced from the land, together with all rights, privileges, and immunities relating thereto, including, but not limited to, the right of ingress and egress for said subsurface purposes, whether or not appearing in the public records or listed in Schedule B, and any damage which may be caused to the land by the exercise of such rights. The company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions, or reservations of interests that are not listed.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.



CHICAGO TITLE INSURANCE COMPANY

13. Covenants, Restrictions, Easements, and Building Lines, other than city or county ordinances, but deleting any covenant, condition, or restriction indicating a preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604 ©.
14. Subject to any lien or other defect in title that may arise under or through the party or parties proposed to be insured under an Owner's Policy.
15. The policy will not insure acreage. Any mention of acreage is for descriptive purposes only.
16. Subject to Oil & Gas Lease recorded on June 28, 2005 in Book OL33, Page 183 in the [official records](#) of Cleburne County Circuit Clerk. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, assignments, extensions, exceptions, or reservations of interests that are not listed.
17. Subject to the Easement in Warranty Deed, [recorded](#) on February 6, 2007 as Instrument #200700998 in the official records of the Cleburne County Circuit Clerk.
18. Subject to any and all matters as shown on survey by Clifton W. Stark, PLS #1090, dated December 28, 2006 and recorded on January 17, 2007 in Book N, Page 579 in the [official records](#) of Cleburne County Circuit Clerk.
19. Subject portion of fence along South side and West side not being on Land also subject utilities as shown on the survey dated September 7, 2022 by Tim P. Tyler as Job #122-0536Langster.

NOTE: Policyholders have the right to file a complaint with the Arkansas Insurance Department (AID). You may call AID to request a complaint form at (800) 852-5494 or (501) 371-2640 or write the Department at: Arkansas Insurance Department, 1 Commerce Way, Suite 102, Little Rock, AR 72202.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

ALTA Commitment for Title Insurance 8-1-16

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Page 9 of 10



EXHIBIT A
Property Description

Issuing Office File No.: 22-41003-AH

Being part of the NW1/4 of Section 27, T-10-N, R-10-W, Cleburne County, Arkansas more particularly described as follows: Beginning at the NW corner of the S1/2 NW1/4 of said Section 27 thence along the North line of said S1/2 NW1/4 S86°44'50"E, 1317.11 feet to the NW corner of the SE1/4 NW1/4 of said Section 27, being a set 1/2" rebar (APLS#1243); thence leaving said North line along the West line of NE1/4 NW1/4 N00°41'26"E, 1348.53 feet to the NW corner of the NE1/4 NW1/4 of said Section 27, being a found 1/2" rebar with aluminum cap (APLS#1090); thence along the North line of said NE1/4 NW1/4 S86°43'53"E, 1317.22 feet to the NE corner of the NE1/4 NW1/4 of said Section 27, being a set Mag Spike; thence along the East line of the NW1/4 S00°39'22"W, 2663.82 feet to the SE corner of the S1/2 NW1/4 of said Section 27, being a found 3/8" rebar; thence Leaving said East line along the South line of said S1/2 N88°10'38"W, 1317.75 feet to the SW corner of the SE1/4 NW1/4 of said Section 27, being a found 1/2 inch rebar; thence continue along said South line N86°48'27"W, 1317.81 feet to the SW corner of the S1/2 NW1/4 of said Section 27, being a found 3/8" rebar; thence leaving said South line along the West line of said S1/2 NW1/4 N00°43'22"E, 1349.86 feet to the NW corner of the S1/2 NW1/4 of said Section 27, being the Point of Beginning, containing 121.67 acres more or less. Subject to all roadways, easements and reservations that are of record or physically in place.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

ALTA Commitment for Title Insurance 8-1-16

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Page 10 of 10



This Instrument Prepared by:
Rebecca Jane Prince
Attorney at Law
407 W. Searcy Street
Heber Springs, AR 72543



202207154
Date: 10/21/2022 09:33 AM
Certificate of Record
State of Arkansas, County of Cleburne
HEATHER SMITH, CIRCUIT CLERK
Filed and Recorded in Cleburne County
Fees: 25.00
KAY MABRY

GRANTEES(S) ADDRESS:

Holly Jo Langster Revocable Living
Trust dated March 2, 2022

c/o Holly Jo Langster

1000 Turnberry Drive
Conway, AR 72034

(This space for recording information only)

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, **RODGER D. LANGSTER and LORETTA F. LANGSTER, TRUSTEES OF THE RODGER AND LORETTA LANGSTER LIVING TRUST DATED MAY 15, 2018, and HOLLY JO LANGSTER, TRUSTEE OF THE LANGSTER FAMILY TRUST DATED JUNE 29, 2005**, GRANTORS, for love, affection and no valuable consideration, paid by **HOLLY JO LANGSTER, TRUSTEE OF THE HOLLY JO LANGSTER REVOCABLE LIVING TRUST DATED MARCH 2, 2022**, GRANTEE, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said GRANTEE, and unto its heirs, successors and assigns forever, all their right, title, interest and claim in and to the following lands lying in Cleburne County, Arkansas, to-wit:

Being part of the NW1/4 of Section 27, T-10-N, R-10-W. Cleburne County, Arkansas more particularly described as follows: Beginning at the NW corner of the S1/2 NW1/4 of said Section 27 thence along the North line of said S1/2 NW1/4 S86°44'50"E, 1317.11 feet the NW corner of the SE1/4 NW1/4 of said Section 27, being a set 1/2" rebar (APLS#1243); thence leaving said North line along the West line of NE1/4 NW1/4 N00°41'26"E, 1348.53 feet to the NW corner of the NE1/4 NW1/4 of said Section 27, being a found 1/2" rebar with aluminum cap (APLS#1090); thence along the North line of said NE1/4 NW1/4 S86°43'53"E, 1317.22 feet to the NE corner of the NE1/4 NW1/4 of said Section 27, being a set Mag Spike; thence along the East line of the NW1/4 S00°39'22"W, 2663.82 feet to the SE corner of the S1/2 NW1/4 of said Section 27, being a found 3/8" rebar; thence Leaving said East line along the South line of said S1/2 N88°10'38"W, 1317.75 feet to the SW corner of the SE1/4 NW1/4 of said Section 27, being a found 1/2 inch rebar; thence continue along said South line N86°48'27"W, 1317.81 feet to the SW corner of the S1/2 NW1/4 of said Section 27, being a found 3/8" rebar; thence leaving said South line along the West line of said S1/2 NW1/4 N00°43'22"E, 1349.86 feet to the

00105041X1

00105041X1



Trustee's Deed

Rodger and Loretta Langster Living Trust dated May 15, 2018 to

Holly Jo Langster Revocable Living Trust Dated March 2, 2022

Page 2

NW corner of the S1/2 NW1/4 of said Section 27, being the point of Beginning, containing 121.67 acres more or less.

Subject to all roadways, easements and reservations that are of record or physically in place.

MINERAL CONVEYANCE: Notwithstanding anything contained herein to the contrary, Grantors make no warranties or representations whatsoever regarding any mineral rights associated with the Property. To the extent Grantors own any mineral rights associated with the Property, the same are conveyed to Grantees by quitclaim and without any warranty of title. The Property is expressly subject to any prior or existing mineral rights or reservations owned or enjoyed by third parties.

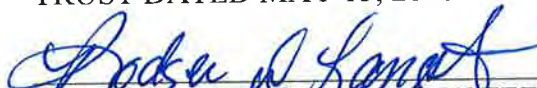
DISCLAIMER: This Deed was prepared per the instruction of the Grantors, who also furnished the legal description. We do not guarantee the validity of any information contained herein.

To have and to hold the same unto the said GRANTEE, and unto its heirs, successors and assigns forever, with all appurtenances thereunto belonging.

WITNESS our hands and seals this 17 day of October, 2022.

RODGER AND LORETTA LANGSTER LIVING
TRUST DATED MAY 15, 2018

BY:


RODGER D. LANGSTER, TRUSTEE


LORETTA F. LANGSTER, TRUSTEE

LANGSTER FAMILY TRUST DATED
JUNE 29, 2005

BY:


HOLLY JO LANGSTER, TRUSTEE


(ACKNOWLEDGMENTS ON FOLLOWING PAGE)

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF CLEBURNE)

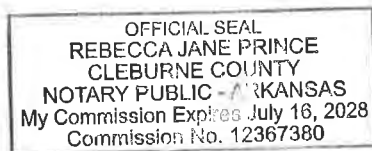
BE IT REMEMBERED, that on this day came before me, the undersigned, a Notary Public within and for the County and State aforesaid, duly commissioned and acting, **RODGER D. LANGSTER and LORETTA F. LANGSTER, TRUSTEES OF THE RODGER AND LORETTA LANGSTER LIVING TRUST DATED MAY 15, 2018**, to me so known or identified as the GRANTORS in the foregoing instrument of writing, and stated that they had executed the same for the consideration and purposes therein set forth.

WITNESS my hand and seal as such Notary Public on this 17 day of October, 2022.



Notary Public

My Commission Expires:



ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF CLEBURNE)

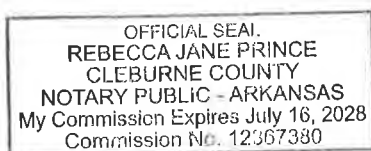
BE IT REMEMBERED, that on this day came before me, the undersigned, a Notary Public within and for the County and State aforesaid, duly commissioned and acting, **HOLLY JO LANGSTER, TRUSTEE OF THE LANGSTER FAMILY TRUST DATED JUNE 29, 2005**, to me so known or identified as the GRANTOR in the foregoing instrument of writing, and stated that she had executed the same for the consideration and purposes therein set forth.

WITNESS my hand and seal as such Notary Public on this 17th day of October, 2022.




Notary Public

My Commission Expires:



I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument.



GRANTEE
1000 Turnberry Dr
Conway, AR 72034



**OIL AND GAS LEASE
(PAID-UP)**

Certificate of Record
State of Arkansas, County of Cleburne
KAREN GILES, CIRCUIT CLERK
Filed & Recorded in Cleburne County
Date 06/28/2005, 02:59:18 PM
Pages 1, Fees \$17.00
Book OL 33 Page 183-186
Karen Giles, Clerk

[Signature] D.C.

THIS LEASE made and entered into this 2nd day of March, 2005, by and between Roger D. Langster and Loretta Langster, HW and Roger Dale Langster and Holly Langster, HW hereinafter called Lessor, whose address is 55 Stonewall Road, Heber Springs, Arkansas, 72543 and Steven L. Yeager, LLC, hereinafter called Lessee, whose address is P.O. Box 5843, Edmond, Oklahoma, 73083.

1. That Lessor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, and of the covenants and agreements hereinafter contained to be performed, does hereby grant, demise, lease and let, exclusively, unto said Lessee, for the purpose of carrying on geological, geophysical and other exploration work and the drilling, operating for, producing and saving of all the oil, gas and other hydrocarbons and all rights incident thereto, including but not limited to the right of ingress and egress and the right to construct, operate and maintain pipelines, structures and facilities, all that certain tract of land, together with any reversionary rights therein, situated in the County of Cleburne, State of Arkansas, described as follows:

Section 27: NE/4 NW/4 and Part NW/4 NW/4 and S/2 NW/4. Section 28: S/2 NE/4 and N/2 SE/4

Township 10N, Range 10W,

containing 280.25 acres, more or less, and also, in addition to the above described land, any and all strips or parcels of land, other than those constituting regular governmental subdivisions, adjoining or contiguous to the above described land and owned or claimed by Lessor, all of the foregoing land being hereinafter referred to as "leased premises." It is the intention of Lessor that the leased premises cover and include all lands owned or claimed by Lessor in the above numbered governmental section(s) together with any and all accretions thereto, whether or not accurately and completely described herein.

2. This Lease shall remain in force for a primary term of 5 years and as long thereafter as oil, gas or other hydrocarbons are produced or deemed to be produced, from the leased premises or from lands pooled therewith.

3. Lessee shall deliver, free of cost, to Lessor at the wells, or to the credit of Lessor in the pipeline to which the wells may be connected, the equal 1/8 part of all oil and other liquid hydrocarbons produced and saved from the leased premises, or, at Lessee's option, to pay Lessor for such 1/8 royalty the market value at the well for such oil and other liquid hydrocarbons of like grade and gravity prevailing on the day such oil and other liquid hydrocarbons are run from the lease stock tanks.

4. Lessee shall pay or, if required by law, contribute to be paid to Lessor 1/8 of the net proceeds realized by Lessee for all gas (including all substances contained in such gas) produced from the leased premises and sold by Lessee, less Lessors proportionate share of taxes and all costs incurred by Lessee in delivering, processing, compressing or otherwise making such gas or other substances merchantable or enhancing the marketing thereof. If such gas is used by Lessee off the leased premises or used by Lessee for the manufacture of casinghead gasoline or other products, Lessee shall pay Lessor 1/8 of the prevailing market value at the well for the gas so used.

5. If a well capable of producing gas or gas and gas-condensate in paying quantities located on the leased premises (or on acreage pooled or consolidated with all or a portion of the leased premises into a unit for the drilling or operation of such well) is at any time shut in and no gas or gas-condensate is sold therefrom or used off the premises or for the manufacture of gasoline or other products, nevertheless such shut-in well shall be deemed to be a well on the leased premises producing gas in paying quantities and this lease shall continue in force during all of the time or times while such well is so shut in. Lessee shall use reasonable diligence to market gas or gas-condensate capable of being produced from such shut-in well but shall be under no obligation to market such products under terms, conditions or circumstances which, in Lessee's judgment exercised in good faith, are unsatisfactory. Lessee shall be obligated to pay

7883

183

or tender to Lessor, within forty-five (45) days after the expiration of each period of one (1) year in length (annual period) during which such well is so shut in, a royalty of One Dollar (\$1.00) per net mineral acre retained hereunder as of the end of such annual period; provided that, if gas or gas-condensate from such well is sold or used as aforesaid before the end of any such annual period, or if at the end of any such annual period this Lease is being maintained in force and effect otherwise than by reason of such shut-in well, Lessee shall not be obligated to pay or tender, for that particular annual period, said sum of money. Such payment shall be deemed a royalty under all provisions of this Lease. Lessee's failure to pay or tender such payment, for any reason, shall render Lessee liable for the amount due, but shall not operate to terminate this lease. Such payment may be made or tendered to Lessor's credit direct to Lessor at the above address or their successors, for any and all sums payable under this Lease regardless of changes of ownership in said land, or in the right to receive royalty hereunder. Royalty ownership as of the last day of each such annual period as shown by Lessee's records shall govern the determination of the party or parties entitled to receive such payment.

6. Lessee hereby is given the right at its option, at any time and whether before or after production, to pool for development and operation purposes all, or any part or parts, of the leased premises or rights therein with any other land in the vicinity thereof, or with any leasehold, operating or other rights or interests in such other land, so as to create units of such size and surface acreage as Lessee may reasonably desire, but containing not more than one hundred sixty (160) acres: provided, however, a unit may be established hereunder containing not more than six hundred forty (640) acres plus ten percent (10%) acreage tolerance if unitized only as to gas rights or only as to gas-condensate, except that units pooled for oil or oil and gas for or in conjunction with repressuring, pressure maintenance, cycling and secondary recovery operations or any one or more of same may be formed to include not more than three hundred twenty (320) acres. If at any time larger units are required under any then applicable law, rule, regulation or order of any governmental authority for the drilling, completion or operation of a well, or for obtaining maximum allowable from any contemplated, drilling or completed well, any such unit may be established or enlarged to conform to the size specified by such law, rule, regulation or order.

Operations on any part of any lands so pooled shall, except for the payment of royalties, be considered operations on the leased premises under this Lease, and, notwithstanding the status of the well at the time of pooling, such operations shall be deemed to be in connection with a well which was commenced on the leased premises under this Lease. The term "operations" used herein shall include, without limitation, the following: commencing construction of roadways, preparation of drillsite, drilling, testing, completing, reworking, recompleting, deepening, plugging back, repressuring, pressure maintenance, cycling, secondary recovery operations; or the production of oil or gas; or the existence of a shut-in well capable of producing oil or gas.

There shall be allocated to the portion of the leased premises included in any such pooling such proportion of the actual production from all lands so pooled as such portion of the leased premises, computed on an acreage basis, bears to the entire acreage of the lands so pooled. The production so allocated shall be considered for the purpose of payment or delivery of royalty to be the entire production for the portion of the leased premises included in such pooling in the same manner as though produced from such portion of the leased premises under the terms of this Lease.

7. If Lessor owns a lesser interest in the leased premises than the entire and undivided mineral estate therein, then the royalties provided for herein shall be paid said Lessor only in the proportion which his interest bears to the whole and undivided mineral estate.

8. If the estate of either party hereto is assigned, and the privilege of assigning in whole or in part is hereby expressly allowed, the covenants hereof shall extend to their heirs, executors, administrators, successors or assigns, but no change in the ownership of the leased premises or the minerals in and under the same or assignment of royalties shall be binding on Lessee unless Lessee shall have been furnished ninety (90) days before payment hereunder of such royalties with certified copies of recorded instruments showing evidence of title.

9. Lessee shall have the right to use, free of cost, gas, oil and water found on said land for its

operations, except water from the wells of Lessor. When required by Lessor, Lessee shall bury its pipelines below plow depth and shall pay reasonable damages for injury by reason of its operations to growing crops on said land. No well shall be drilled nearer than two hundred (200) feet to any house or other permanent structure occupied by animals or humans on the leased premises as of the date of this lease without the written consent of Lessor. Lessee shall have the right at any time during, or after the expiration of the term of this Lease to enter upon the property and to remove all machinery, fixtures and other structures placed on the leased premises, including the right to draw and remove all casing, but Lessee shall be under no obligation to do so. During the term of this lease, Lessee shall have the exclusive right to conduct exploration by geophysical or other methods upon the lands covered hereby.

Planned home site

10. If prior to the discovery of oil or gas on the leased premises Lessee should drill a dry hole or holes thereon, or if after discovery of oil or gas the production thereof should cease from any cause, this Lease shall not terminate if Lessee commences additional operations as provided herein within ninety (90) days thereafter, or, if it be within the primary term, then not until the expiration thereof. If at, or after, the expiration of the primary term oil or gas is not being produced on the leased premises, but Lessee is then engaged in operations thereon as provided herein, this Lease shall remain in force so long as operations are prosecuted (whether on the same or successive wells) with no cessation of more than ninety (90) days, and, if production results therefrom, then as long as production is maintained pursuant to the terms hereof.

11. Lessee may at any time surrender or cancel this Lease, in whole or in part, by delivering or mailing such release to the Lessor, or by placing such release of record in the proper County. In case this Lease is surrendered or canceled as to only a portion of the acreage covered hereby, then all payments and liabilities thereafter accruing under the terms of this Lease as to that portion shall cease. As to the portion of the acreage not released, the terms and provisions of this Lease shall continue and remain in full force and effect for all purposes.

12. All provisions hereof, express or implied, shall be subject to all Federal and State Laws and the orders, rules and regulations of all governmental agencies administering the same. This lease shall not in any way be terminated, wholly or partially, nor shall Lessee be liable in damages for failure to comply with any of the express or implied provisions hereof if such failure is the result of the exercise of such governmental authority, acts of God, explosion, blow out, fire, flood, lack of market, market conditions, lack of equipment for any cause, equipment failure, labor trouble, war or any other cause reasonably beyond the control of Lessee. Should the Lessee be prevented from complying with any of the express or implied provisions hereof or its obligations hereunder by any of the aforesaid causes, the primary term of this Lease shall be extended until one year after the removal of such cause or causes.

13. Lessor hereby warrants and agrees to defend the title to the leased premises and agrees that Lessee, at its option, may pay or discharge, in whole or in part, any taxes, encumbrances or other liens existing, levied or assessed against the leased premises and, in the event Lessee exercises such option, it shall be subrogated to the rights of any holder(s) thereof and may reimburse itself by applying any royalty accruing hereunder to the amount of such encumbrance, tax or other lien paid by Lessee plus any costs, expenses or attorney's fees reasonably incurred by Lessee and interest at the rate of ten percent (10%) per annum. To facilitate Lessee's proper payment hereunder, it is specifically understood and agreed that Lessee will require Lessor to execute and return Lessee's then current form of division order or other payment directive as a condition precedent to Lessee's obligation to pay royalties from production hereunder.

14. Lessee is hereby given the right to acquire for its own benefit, deeds, leases or assignments covering any interest or claim in the leased premises which Lessee or any other party contends is outstanding and not covered hereby even though such outstanding interest or claim may be invalid or adverse to Lessor. In the event the validity of this Lease, or Lessee's privilege to exercise its rights hereunder, be disputed by Lessor or by any other person, then, for the period such dispute remains undisposed of, Lessee shall be relieved of all obligations hereunder to explore or develop leased premises, all royalties or other payments which would otherwise accrue shall be suspended for such period and this

Lease shall automatically be extended for an additional period equal to the duration of such period.

15. It is specifically understood that each spouse named herein and executing this Lease, for the consideration set out, above and the covenants and agreements contained in this Lease to be performed, does hereby release and relinquish unto said Lessee all right of dower, curtesy and homestead in and to the lands covered hereby for the purposes of this Lease.

16. This Lease and all its terms, conditions and stipulations shall extend to and be binding upon all successors in title of said Lessor or Lessee.

IN WITNESS WHEREOF, this Lease is executed as of the date first set out hereinabove.

LESSOR (S):

Roger D. Langster
Roger D. Langster

Loretta Langster
Loretta Langster

Roger Dale Langster
Roger Dale Langster

Holly Langster
Holly Langster

ACKNOWLEDGEMENT

STATE OF Arkansas §
COUNTY OF Cleburne §

Before me, the undersigned, a Notary Public, in and for said County and State, on this 21st day of March, 2005, personally appeared Roger D. Langster and Loretta Langster, HW and Roger Dale Langster and Holly Langster, HW to me known to be the identical person(s) who subscribed their names to the within and foregoing instrument and acknowledge to me that they executed the same as their free and voluntary act and deed, for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my official signature and affixed my official seal the day and year last above written.



Commission No.:

Tena K. Ramer
Notary Public

Prepared By:
Yeager Land Services
P.O. Box 5843
Edmond, OK 73083



Certificate of Record
State of Arkansas, County of Cleburne
KAREN GILES, CIRCUIT CLERK
Filed & Recorded in Cleburne County
Date 02/06/2007, 11:11:50 AM
Fees \$14.00
DOC # 200700998
Karen Giles, Clerk

[Signature] D.C.

MAIL TAX STATEMENT TO:

Rodger Dean Langster

345 Bittle Road

Heber Springs, AR 72543

WARRANTY DEED

MARRIED PERSONS

Know All Men By These Presents:

THAT WE, RODGER DALE LANGSTER AND LORETTA LANGSTER, HUSBAND AND WIFE, GRANTORS, for and in consideration of the sum of TEN DOLLARS AND 00/100 (\$10.00), in hand paid by RODGER DEAN LANGSTER, GRANTEE, the receipt of which is hereby acknowledged, hereby grant, bargain, sell and convey unto the said GRANTEE, and unto his heirs and assigns forever, the following lands lying in Cleburne County, Arkansas:

A tract of land lying in the Southwest one-quarter (SW1/4) of the Northwest one-quarter (NW1/4) of Section Twenty-seven (27), Township Ten (10) North, Range Ten (10) West, Cleburne County, Arkansas, being described as beginning at a 3/8" iron rod found for the Southwest corner of the said SW1/4 of the NW1/4; then South 86 degrees 51 minutes 15 seconds East along the South line of the said SW1/4 of the NW1/4 a distance of 470.13 feet to a 1/2" iron rod with plastic cap stamped PLS 1090; then leaving said South line North 11 degrees 18 minutes 50 seconds East a distance of 936.30 feet to a 1/2" iron rod with plastic cap stamped PLS 1090; then North 86 degrees 51 minutes 15 seconds West a distance of 470.13 feet to a 1/2" iron rod with plastic cap stamped PLS 1090; then South 11 degrees 18 minutes 50 seconds West a distance of 936.30 feet to the point of beginning, containing 10.0 acres, more or less.

ALSO, an easement 30 foot in width across a part of the Southwest one-quarter (SW1/4) of the Northwest one-quarter (NW1/4), a part of the Southeast one-quarter (SE1/4) of the Northwest one-quarter (NW1/4) and a part of the Northeast one-quarter (NE1/4) of the Northwest one-quarter (NW1/4) all in Section Twenty-seven (27), Township Ten (10) North, Range Ten (10) West, Cleburne County, Arkansas, being described as proceeding from a 3/8" iron rod found for the Southwest corner of the said SW1/4 of the NW1/4; then South 86 degrees 51 minutes 15 seconds East along the South line of the said SW1/4 of the NW1/4 a distance of 470.13 feet to a 1/2 iron rod with plastic cap stamped PLS 1090; then leaving said South line North 11 degrees 18 minutes 50 seconds East a distance of 568.88 feet to the point of beginning of said 30 foot easement; then along the outside boundary of said easement the following courses: Then North 62 degrees 18 minutes 54 seconds East a distance of 281.93 feet; then North 45 degrees 59 minutes 13 seconds East a distance of 103.23 feet; then North 34 degrees 59 minutes 02 seconds East a distance of 281.50 feet; then North 43 degrees 54 minutes 49 seconds East a distance of 259.43 feet; then North 47 degrees 35 minutes 39 seconds East a distance of 252.47 feet; then North 36 degrees 27 minutes 19 seconds East a distance of 134.62 feet;

then North 34 degrees 07 minutes 59 seconds East a distance of 147.79 feet; then North 44 degrees 09 minutes 30 seconds East a distance of 124.74 feet; then North 54 degrees 59 minutes 59 seconds East a distance of 152.84 feet; then North 25 degrees 48 minutes 47 seconds East a distance of 55.72 feet; then North 09 degrees 20 minutes 24 seconds West a distance of 80.88 feet; then North 09 degrees 09 minutes 09 seconds West a distance of 137.69 feet; then North 01 degrees 51 minutes 09 seconds West a distance of 220.65 feet; then North 08 degrees 50 minutes 51 seconds West a distance of 139.92 feet; then North 33 degrees 57 minutes 05 seconds West a distance of 135.76 feet; then North 46 degrees 12 minutes 44 seconds West a distance of 121.87 feet; then North 01 degrees 55 minutes 53 seconds East a distance of 56.58 feet to a point on the North line of said Section 27 said point lying the right-of-way line of Bittle Road; then North 86 degrees 44 minutes 30 seconds West along the said North line a distance of 30.01 feet; then South 01 degrees 55 minutes 53 seconds West a distance of 70.68 feet; then South 46 degrees 12 minutes 44 seconds East a distance of 132.05 feet; then South 33 degrees 57 minutes 05 seconds East a distance of 125.85 feet; then South 08 degrees 50 minutes 51 seconds East a distance of 131.41 feet; then South 01 degrees 51 minutes 09 seconds East a distance of 220.73 feet; then South 09 degrees 12 minutes 57 seconds East a distance of 211.08 feet; then South 25 degrees 48 minutes 47 seconds West a distance of 38.41 feet; then South 54 degrees 59 minutes 59 seconds West a distance of 147.88 feet; then South 44 degrees 09 minutes 30 seconds West a distance of 130.22 feet; then South 34 degrees 07 minutes 59 seconds West a distance of 149.81 feet; then South 36 degrees 27 minutes 19 seconds West a distance of 131.09 feet; then South 47 degrees 35 minutes 39 seconds West a distance of 250.50 feet; then South 43 degrees 54 minutes 49 seconds West a distance of 262.74 feet; then South 34 degrees 59 minutes 02 seconds West a distance of 280.96 feet; then South 45 degrees 59 minutes 13 seconds West a distance of 96.04 feet; then South 62 degrees 18 minutes 54 seconds West a distance of 253.33 feet; then South 11 degrees 18 minutes 50 seconds West a distance of 38.60 feet; to the point of beginning, containing 1.83 acres, more or less.

To have and to hold the same unto the said GRANTEE and unto his heirs and assigns forever, with all appurtenances thereunto belonging.

And we hereby covenant with said GRANTEE that we will forever warrant and defend the title to the said lands against all claims whatever.

And we, the GRANTORS, for and in consideration of the said sum of money, do hereby release and relinquish unto the said GRANTEE all our rights of dower, curtesy and homestead in and to the said lands.

WITNESS our hands and seals on this 2nd day of February, 2007.

Rodger Dale Langster
RODGER DALE LANGSTER

Loretta Langster
LORETTA LANGSTER

ACKNOWLEDGMENT

STATE OF ARKANSAS }
 }ss.
COUNTY OF CLEBURNE }

On this day, personally appeared before me RODGER DALE LANGSTER AND LORETTA LANGSTER known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and official seal this 2nd day of February, 2007.

Deedra L. Clark
NOTARY PUBLIC

My Commission Expires:



(S E A L)

I verify that the legally correct amount of document stamps have been placed on this instrument.

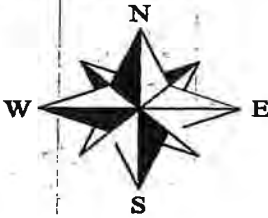
Deedra L. Clark
Grantee/Agent

This instrument prepared by:
H. D. Thomas, Attorney at Law
General Land & Title Services, LC
107 South 3rd Street, Heber Springs, AR 72543

BEARINGS BASED UPON THE
NORTH LINE OF SECTION 27
AS FOUND IN SURVEY BK R PG 583

0' 200' 400' 600'

SECTION LINE COMPUTED
FROM SURVEY IN BK
K PG 583



12-26-08

LINE	BEARING	DISTANCE
L1	N 62°18'54" E	281.93'
L2	N 45°59'13" E	103.23'
L3	N 34°59'02" E	281.50'
L4	N 43°54'49" E	259.43'
L5	N 47°35'38" E	252.47'
L6	N 36°27'19" E	134.82'
L7	N 34°07'59" E	147.79'
L8	N 44°08'30" E	124.74'
L9	N 54°59'59" E	152.84'
L10	N 25°48'47" E	55.72'
L11	N 09°20'24" W	80.88'
L12	N 09°08'08" W	137.69'
L13	N 01°51'09" W	220.65'
L14	N 08°50'51" W	139.92'
L15	N 33°57'08" W	135.76'
L16	N 46°12'44" W	121.87'
L17	N 01°55'53" E	56.58'
L18	N 86°44'30" W	30.01'

L19	S 01°55'53" W	70.68'
L20	S 46°12'44" E	132.05'
L21	S 33°57'08" E	125.85'
L22	S 08°50'51" E	131.41'
L23	S 01°51'09" E	220.73'
L24	S 09°08'08" E	139.65'
L25	S 09°20'24" E	71.43'
L26	S 25°48'47" W	38.41'
L27	S 54°59'59" W	147.88'
L28	S 44°09'30" W	130.22'
L29	S 34°07'59" W	149.81'
L30	S 36°27'19" W	131.09'
L31	S 47°35'38" W	250.50'
L32	S 43°54'49" W	262.74'
L33	S 34°59'02" W	280.86'
L34	S 45°59'13" W	96.04'
L35	S 62°18'54" W	253.33'
L36	S 11°18'50" W	38.60'

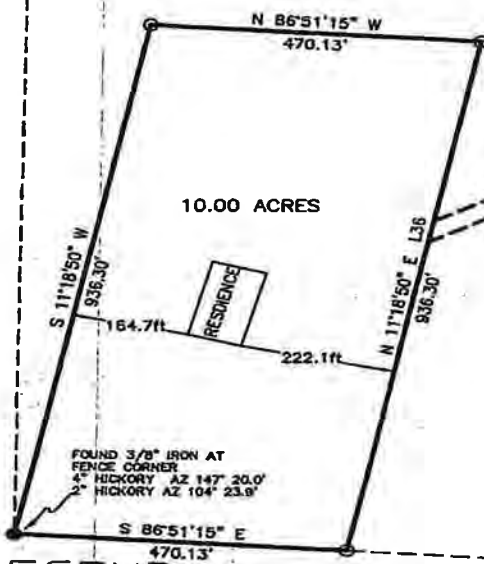
Karen Giles
Circuit Clerk

2007 JUN 17 PM 4:20

Cleburne County
Heber Springs, AR

SW 1/4 NW 1/4
27-10-10

SE 1/4 NW 1/4
27-10-10



CERTIFICATION
I HEREBY CERTIFY THAT THE HEREON PLATTED
AND DESCRIBED PROPERTY WAS COMPLETED BY
ME ON THIS 28TH DAY OF DECEMBER, 2008 AND
THE CORNERS WERE SET OR FOUND AS SHOWN.
THE FOLLOWING CONDITIONS ARE A PART OF THIS
CERTIFICATION.
1. EXCEPT AS SPECIFICALLY STATED OR SHOWN
ON THIS PLAT, THIS SURVEY DOES NOT PURPORT
TO REFLECT ANY OF THE FOLLOWING WHICH
MAY BE APPLICABLE TO THE SUBJECT REAL
ESTATE: EASEMENTS; BUILDING SETBACK LINES;
RESTRICTIVE COVENANTS; SUBDIVISION RESTRICT-
TIONS; ZONING OR OTHER LAND USE REGULATIONS
ANY OTHER FACTS WHICH AN ACCURATE
AND CURRENT TITLE SEARCH MAY DISCLOSE.
2. NO STATEMENT IS MADE CONCERNING
ENVIRONMENTAL AND SUBSURFACE CONDITIONS,
OR THE EXISTENCE OF UNDERGROUND OR
OVERHEAD CONTAINERS OR FACILITIES WHICH
MAY AFFECT THE USE OR DEVELOPMENT OF
THIS TRACT.
3. NO ATTEMPT HAS BEEN MADE TO OBTAIN OR
SHOW DATA CONCERNING THE EXISTENCE, SIZE
DEPTH, CONDITION, CAPACITY OR LOCATION OF
ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE
FACILITY. FOR INFORMATION REGARDING THESE
UTILITIES OR FACILITIES, CONTACT THE
APPROPRIATE AGENCIES.

CLIFTON W. STARK PLS 1090 AR

SURVEY FOR:
RODGER DEAN LANGSTER

FOUND 1/2" IRON AT
FENCE CORNER
4" HICKORY AZ 147° 20.0'
2" HICKORY AZ 104° 23.9'

LEGEND

— DESCRIPTION BOUNDARY
- - - DESCRIPTION BOUNDARY
- - - TIE LINE

● FOUND 1/2" IRON ROD
○ SET 1/2" x 18" IRON ROD IRON WITH PLASTIC CAP

06-326

SHEET ONE OF TWO

500-10N-10W-0-27-400-12-1090

Prepared by
Webventures Inc.
Clifton W. Stark
PO Box 1085
Heber Springs, AR 72543
501-206-7976

579

Karen Gilles
Circuit Clerk

2007 JAN 17 PM 4:20

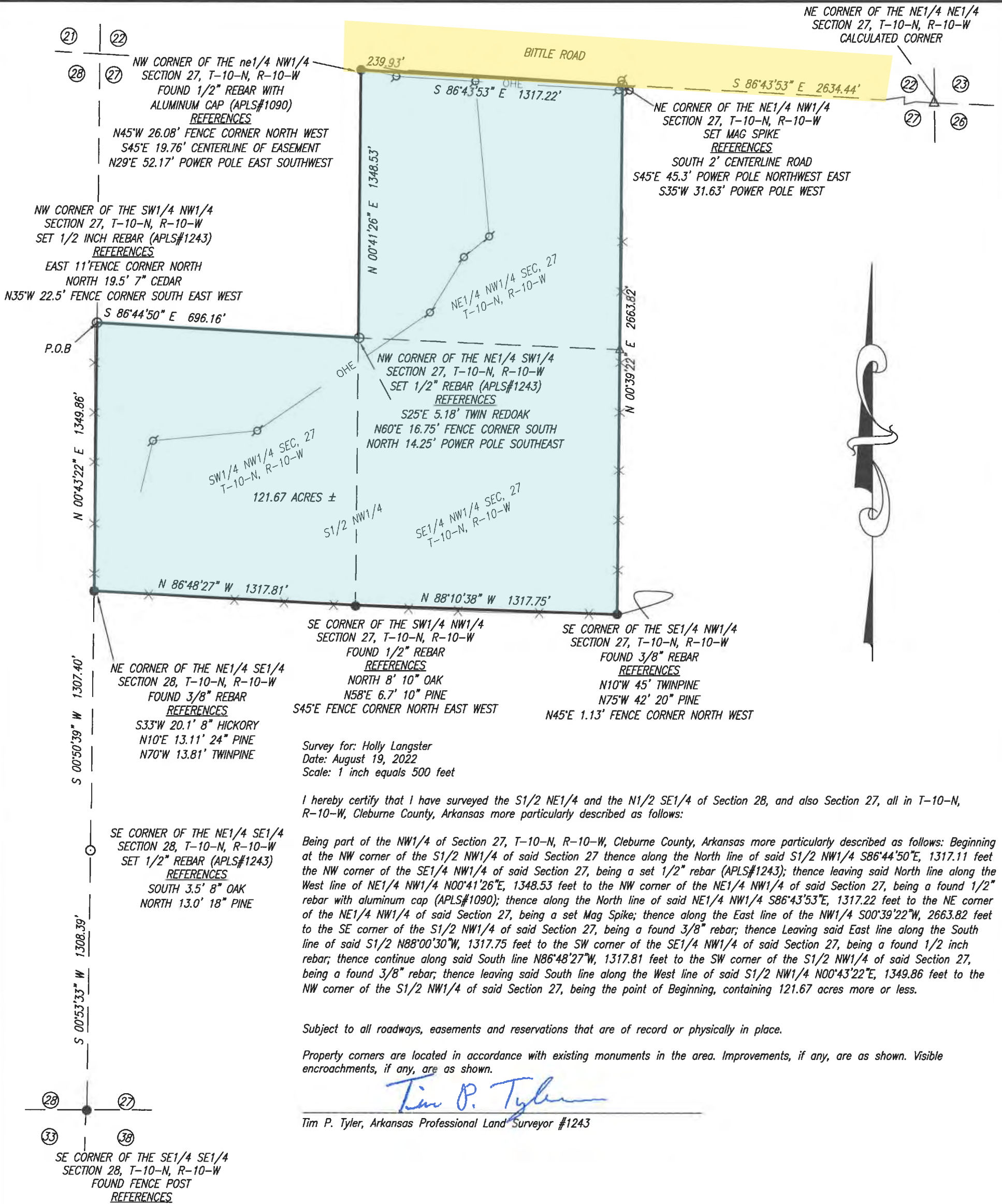
Cleburne County
Heber Springs, AR



12-26-06

A tract of land lying in the Southwest one-quarter (SW1/4) of the Northwest one-quarter (NW1/4) of Section Twenty-seven (27), Township Ten (10) North, Range Ten (10) West, Cleburne County, Arkansas, being described as Beginning at a 3/8" iron rod found for the Southwest corner of the said SW1/4 of the NW 1/4; then S 86°51'15" E along the South line of the said SW1/4 of the NW1/4 a distance of 470.13 feet to a 1/2" iron rod with plastic cap stamped PLS 1090; then leaving said South line N 11°18'50" E a distance of 936.30 feet to a 1/2" iron rod with plastic cap stamped PLS 1090; then N 86°51'15" W a distance of 470.13 feet to a 1/2" iron rod with plastic cap stamped PLS 1090; then S 11°18'50" W a distance of 936.30 feet to the POINT OF BEGINNING, containing 10.0 acres more or less.

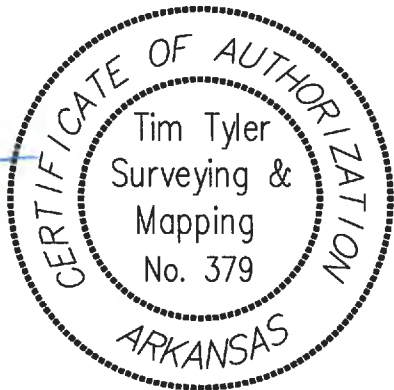
A easement 30 foot in width across a part of the Southwest one-quarter (SW1/4) of the Northwest one-quarter (NW1/4), a part of the Southeast one-quarter of the Northwest one-quarter and a part of the Northeast one-quarter of the Northwest one-quarter all in Section Twenty-seven (27), Township Ten (10) North, Range Ten (10) West, Cleburne County, Arkansas, being described as Proceeding from a 3/8" iron rod found for the Southwest corner of the said SW1/4 of the NW 1/4; then S 86°51'15" E along the South line of the said SW1/4 of the NW1/4 a distance of 470.13 feet to a 1/2" iron rod with plastic cap stamped PLS 1090; then leaving said South line N 11°18'50" E a distance of 568.88 feet to the POINT OF BEGINNING of said 30 foot easement; then along the outside boundary of said easement the following courses: then N 62°18'54" E a distance of 281.93 feet; then N 45°59'13" E a distance of 103.23 feet; then N 34°59'02" E a distance of 281.50 feet; then N 43°54'49" E a distance of 259.43 feet; then N 47°35'39" E a distance of 252.47 feet; then N 36°27'19" E a distance of 134.62 feet; then N 34°07'59" E a distance of 147.79 feet; then N 44°09'30" E a distance of 124.74 feet; then N 54°59'59" E a distance of 152.84 feet; then N 25°48'47" E a distance of 55.72 feet; then N 09°20'24" W a distance of 80.88 feet; then N 09°09'09" W a distance of 137.69 feet; then N 01°51'09" W a distance of 220.65 feet; then N 08°50'51" W a distance of 139.92 feet; then N 33°57'05" W a distance of 135.76 feet; then N 46°12'44" W a distance of 121.87 feet; then N 01°55'53" E a distance of 56.58 feet to a point on the North line of said Section 27 said point lying the right-of-way of Bittle Road; then N 86°44'30" W along said North line a distance of 30.01 feet; then S 01°55'53" W a distance of 70.68 feet; then S 46°12'44" E a distance of 132.05 feet; then S 33°57'05" E a distance of 125.85 feet; then S 08°50'51" E a distance of 131.41 feet; then S 01°51'09" E a distance of 220.73 feet; then S 09°12'57" E a distance of 211.08 feet; then S 25°48'47" W a distance of 38.41 feet; then S 54°59'59" W a distance of 147.88 feet; then S 44°09'30" W a distance of 130.22 feet; then S 34°07'59" W a distance of 149.81 feet; then S 36°27'19" W a distance of 131.09 feet; then S 47°35'39" W a distance of 250.50 feet; then S 43°54'49" W a distance of 262.74 feet; then S 34°59'02" W a distance of 280.96 feet; then S 45°59'13" W a distance of 96.04 feet; then S 62°18'54" W a distance of 253.33 feet; then S 11°18'50" W a distance of 38.60 feet; to the POINT OF BEGINNING, containing 1.83 acres more or less.




STATE CODE:500-10N-10W-0-27-400-12-1243



BEARINGS BASED ON ARKANSAS GRID NORTH NAD 83 AS DETERMINED BY GPS. RELATIVE POSITIONAL ACCURACY MEETS ARKANSAS MINIMUM STANDARDS.



DATE: 09/07/2022	 surveying.mapping.engineering 240 SKYLINE DR. STE 3000/CONWAY, AR. 72032 phone: 501.329.1400 www.tylergroup.net fax: 501.327.3972 email: info@tylergroup.net	SCALE: 1"=500'
FIELD WORK BY: N/A		JOB NO: 122-0536LANGSTER
DRAWN BY: SDR		JOB NAME: 1220-536
CHECKED BY: MNW		SHEET NO: 1 OF 1

Professional Land Title Company of Arkansas

117 South 3rd Street
Heber Springs, AR 72543
Phone: (501) 362-7566

TAX REPORT

22-41003-AH

Dated: October 24, 2022

PARCEL NUMBER:	001-05721-000 (110.25 acres)	(General Taxes)
	001-05721-001 (10.0 acres)	(General Taxes)
	10203082	(Personal Taxes)

PROPERTY ADDRESS THIS TRANSACTION: 345 Bittle Road, Heber Springs, AR 72543

COUNTY OF: CLEBURNE

County Tax Collector: Cleburne County Tax Collector 320 West Main Street, Heber Springs, AR 72543 (501) 362-8145

LEGAL DESCRIPTION: See Exhibit "A"

PERSONAL TAXES FOR THE YEAR: 2021 personal taxes are **PAID** in the amount of \$1,438.08.

GENERAL TAXES FOR THE YEAR:

001-05721-000: 2021 general taxes in the amount of \$669.36 are **PAID**.

001-05721-001: 2021 general taxes in the amount of \$7,021.60 less a Homestead Credit of \$375.00, leaving a remaining balance of \$6,646.60 are **PAID**.

*001-05721-000: 2022 general taxes are **estimated** to be \$679.36.*

*001-05721-001: 2022 general taxes are **estimated** to be \$8,428.63, less a \$375.00 homestead credit, if applied.*

*This amount is an **estimate** for **Internal Office Use Only**.*

SPECIAL ASSESSMENTS/IMPROVEMENTS FOR THE YEAR:

001-05721-000: 2022 special taxes are **PAID** in the amount of \$50.00.

001-05721-001: 2022 special taxes are **PAID** in the amount of \$50.00.

THIS PROPERTY IS EMBRACED WITHIN THE BOUNDS OF THE FOLLOWING SPECIAL IMPROVEMENTS DISTRICTS: HEBER SPRINGS FIRE DIST RES

ADDITIONAL ASSESSMENTS: NONE

Tax books open March 1st. Taxes become delinquent after October 15th.

Tax Books open for payments beginning March 1st. Taxes become delinquent and penalties will be assessed if taxes are not paid on or before October 15th. Taxes are billed for the previous year's ownership and paid in arrears. After closing, the Tax Collector's office will mail new buyers a form to fill out and apply for the \$375 Homestead Credit.