AUGUSTA TITLE COMPANY

AUGUSTA, ARKANSAS

PARKIN PTG. & STA. CO., LITTLE ROCK

C A P T I O N

A B S T R A C T O F T I T L E

T O

ALL THAT PART OF THE EAST HALF ($E\frac{1}{2}$) OF SECTION SIX (6), TOWNSHIP SEVEN (7) NORTH OF THE BASE LINE, RANGE THREE (3) WEST OF THE FIFTH PRINCIPAL MERIDIAN, LYING NORTH OF THE RIGHT-OF-WAY OF THE MISSOURI PACIFIC RAILROAD COMPANY AND SOUTH AND WEST OF ARKANSAS STATE HIGHWAY NO. 33, CONTAINING ONE HUNDRED TWO AND NINETY FIVE HUNDRETHS ACRES, MORE OR LESS, IN WOODRUFF COUNTY, ARKANSAS.

- - - - -

ALL ACKNOWLEDGMENTS ARE REGULAR AND ALL CONSIDERATIONS ARE CASH IN HAND PAID, UNLESS OTHERWISE NOTED.

- - - - -

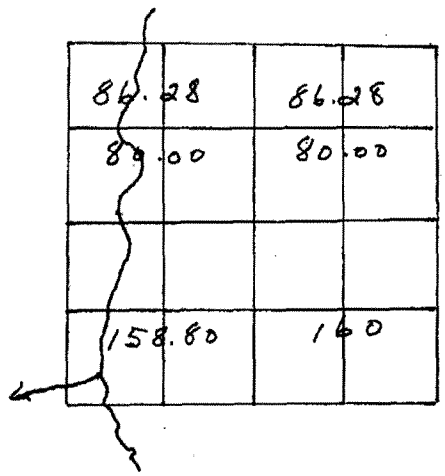
PREPARED BY THE AUGUSTA TITLE COMPANY, OF AUGUSTA, ARKANSAS, FOR THE USE AND BENEFIT OF THE AUGUSTA INDUSTRIAL DEVELOPMENT CORPORATION.

NIBCO001237

AUGUSTA TITLE COMPANY

AUGUSTA, ARKANSAS

PARKIN PTG. & STA. CO., LITTLE ROCK



We hereby certify that the above is a true and correct copy of the plat of Section 6, Township 7 North, Range 3 West, as the same appears of record in the office of the County and Probate Clerk of Woodruff County, Arkansas.

NIBCO001238

AUGUSTA TITLE COMPANY

AUGUSTA, ARKANSAS

PARKIN PTG. & STA. CO., LITTLE ROCK

KIND OF INSTRUMENT	DATED	FILED FOR RECORD	BOOK	PAGE
Entry	1835		Entry	Book

United States of America

To

Wm. B. Duncan & Company

ACKNOWLEDGMENT

GRANTING WORDS

COVENANT

DOWER

CONSIDERATION

Conveys:

Frl. Section 6, Township 7 North, Range 3 West,
651.08 acres.

NIBCO001239

AUGUSTA TITLE COMPANY

AUGUSTA, ARKANSAS

PARKIN PTG. & STA. CO., LITTLE ROCK

KIND OF INSTRUMENT	DATED	FILED FOR RECORD	BOOK	PAGE
Entry	1835		Jackson Co. A	25

State of Arkansas

To

Wm. B. Duncan & Company

ACKNOWLEDGMENT

GRANTING WORDS

COVENANT

DOWER

CONSIDERATION

Valuable

Conveys:

Frl. Section 6, Township 7 North, Range 3 West, 651.08 acres.

Recites:

This is a list of land purchased in Jackson County showing the name of the person entering same and the year entered but there is no certificate attached.

NIBCO001240

AUGUSTA TITLE COMPANY

AUGUSTA, ARKANSAS

PARKIN PTG. & STA. CO., LITTLE ROCK

Boyd Bailey, Commissioner

To

Wm. S. Ker

KIND OF INSTRUMENT	DATED	FILED FOR RECORD	BOOK	PAGE
Commissioner's Deed	9/16/1857	11/6/1858	Jackson Co. H	354

ACKNOWLEDGMENT: 12/7/1857

GRANTING WORDS:

COVENANT:

DOWER:

CONSIDERATION: Valuable

Conveys:

Frl. Section 6, Township 7 North, Range 3 West,

Recites:

Boyd Bailey, Miles Knowlton and Thos. Hawkins, Commissioners under judgment and decree of the Phillips Circuit Court rendered on the 30th day of May 1857 on the Chancery side thereof, in a cause pending wherein Lewis B. Ker, was complainant, and David Ker, John Ker, Richard E. Butler and Sarah E. Butler, his wife, Mary S. Ker and Wm. H. Ker, were defendants, were ordered to partition and divide among the parties to said suit a 1/6 interest in value, of certain lands, and to make deed to same. They made partition as ordered and presented their deeds and acknowledged same in open court, whereupon it was ordered that this entry be certified by the Clerk of this Court under his official seal, and that the same be endorsed on said deed in order that the same might be entitled to record.

Note: All instruments in this abstract marked "Jackson County" have been taken from our abstract index records of Jackson County, Arkansas, of which Woodruff County was once a part. We have not examined the original record.

NIBCO001241

AUGUSTA TITLE COMPANY

AUGUSTA, ARKANSAS

PARKIN PTG. & STA. CO., LITTLE ROCK

Collector Woodruff County

To

State of Arkansas

KIND OF INSTRUMENT	DATED	FILED FOR RECORD	BOOK	PAGE
Tax Sale	3/10/ 1871		Sale Book A	160

ACKNOWLEDGMENT

GRANTING WORDS

COVENANT

DOWER

CONSIDERATION

Tax, penalty and costs

Conveys:

Lot 1 NE¼, 80 acres, and, Lot 2 NE¼ Frl., 86.28 acres, Section 6, T 7 N, R 3 W.

Forfeited for the taxes of 1870 in the name of W. H. Kerr.

Written on the margin of the record:

"There was no sale of the lands in the foregoing list".

NIBCO001242

AUGUSTA TITLE COMPANY

AUGUSTA, ARKANSAS

PARKIN PTG. & STA. CO., LITTLE ROCK

William H. Ker, By George Hancock, Agent and Attorney in Fact

To

Charles T. Chamberlain

KIND OF INSTRUMENT	DATED	FILED FOR RECORD	BOOK	PAGE
Warranty Deed	4/20/1873	5/3/1873	C	616

ACKNOWLEDGMENT: 4/28/1873

GRANTING WORDS: grant, sell and convey

COVENANT: regular

DOWER: none

CONSIDERATION: $3,906.00

Conveys:

Frl. Section 6, T 7 N, R 3 W, 651 acres.

NIBCO001243

AUGUSTA TITLE COMPANY

AUGUSTA, ARKANSAS

PARKIN PTG. & STA. CO., LITTLE ROCK

KIND OF INSTRUMENT	DATED	FILED FOR RECORD	BOOK	PAGE
Warranty Deed	12/7/ 1874	12/19/1874	D	13

Charles T. Chamberlain and
Mary F. Chamberlain, wife

To

E. G. Thompson

ACKNOWLEDGMENT: 12/7/1874

GRANTING WORDS: grant, bargain and sell

COVENANT: regular

DOWER: released

CONSIDERATION: $2,750.00

Conveys:

All of Section 6, T 7 N, R 3 W, 651.08 acres.

NIBCO001244

AUGUSTA TITLE COMPANY

AUGUSTA, ARKANSAS

PARKIN PTG. & STA. CO., LITTLE ROCK

E. G. Thompson and Fannie Thompson, wife

To

R. W. Martin

KIND OF INSTRUMENT	DATED	FILED FOR RECORD	BOOK	PAGE
Warranty Deed	11/8/ 1875	11/11/1875	D	201

ACKNOWLEDGMENT: 11/8/1875

GRANTING WORDS: grant, bargain and sell

COVENANT: regular

DOWER: released

CONSIDERATION: $1,375.00

Conveys:

Undivided 1/2 interest in and to

Section 6, T 7 N, R 3 W, 651.08 acres.

NIBCO001245

AUGUSTA TITLE COMPANY

AUGUSTA, ARKANSAS

PARKIN PTG. & STA. CO., LITTLE ROCK

KIND OF INSTRUMENT	DATED	FILED FOR RECORD	BOOK	PAGE
Warranty Deed	4/4/ 1882	4/17/1882	E	567

Rufus W. Martin and Annie E. Martin, wife

To

E. G. Thompson

ACKNOWLEDGMENT: 4/4/1882

GRANTING WORDS: grant, bargain, sell and convey

COVENANT: regular

DOWER: released

CONSIDERATION: $1,600.00

Conveys:

Undivided 1/2 interest in and to

E½ of Section 6, T 7 N, R 3 W, 320 acres, more or less.

PAGE NO. 10

NIBCO001246

PARKIN PTG. & STA. CO., LITTLE ROCK

IN THE CIRCUIT COURT OF WOODRUFF COUNTY, ARKANSAS

STATE OF ARKANSAS ON RELATION OF V. H. HENDERSON — PLAINTIFF

VS

CERTAIN LANDS ON WHICH TAXES ARE ALLEGED TO BE DUE AND A. W. FILES, AUDITOR — DEFENDANTS

WARNING ORDER

Lands:

Frl. E½ Section 6, T 7 N, R 3 W, 326.28 acres.

The above lands were with others included in a Warning Order endorsed on the record by the Clerk of the Court warning all persons to appear within forty days ahd show cause why said lands should not be sold for taxes due and unpaid.

NIBCO001247

AUGUSTA TITLE COMPANY

AUGUSTA, ARKANSAS

PARKIN PTG. & STA. CO., LITTLE ROCK

KIND OF INSTRUMENT	DATED	FILED FOR RECORD	BOOK	PAGE
Right of Way	12/23/1885	8/3/1886	H	231

E. G. Thompson and Fannie Thompson, wife

To

St. Louis Iron Mountain and Southern Railway Company

ACKNOWLEDGMENT: 12/23/1885

GRANTING WORDS: give, grant, bargain, sell and convey

COVENANT: none

DOWER: none

CONSIDERATION: $1.00 and benefits to accrue

Conveys:

A right of way 100 feet wide, the middle thereof to be the center of the track of said road, through and across

NE¼ of Section 6, T 7 N, R 3 W.

Recites:

Said railroad must be consturcted and in operation within 2 years from this date otherwise this deed to be null and void.

NIBCO001248

AUGUSTA TITLE COMPANY

AUGUSTA, ARKANSAS

PARKIN PTG. & STA. CO., LITTLE ROCK

KIND OF INSTRUMENT	DATED	FILED FOR RECORD	BOOK	PAGE
Warranty Deed	2/7/ 1901	2/11/1901	Q	562

E. G. Thompson and Fannie Thompson, wife

To

E. H. Conner

ACKNOWLEDGMENT: 2/7/1901

GRANTING WORDS: grant, bargain, sell and convey

COVENANT: regular

DOWER: released

CONSIDERATION: $10,600.00

Conveys:

Frl. E½ of Section 6, T 7 N, R 3 W, 326.28 acres, more or less.

Recites:

$1,600.00 cash and $9,000.00 evidenced by 3 promissory notes in the sum of $3,000.00 each, due in 1, 2, and 3 years, interest from date until paid @ 8% per annum, Vendor's lien retained.

Endorsements: None.

NIBCO001249

PARKIN PTG. & STA. CO., LITTLE ROCK

LAST WILL AND TESTAMENT OF E. H. CONNER

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME:

Know ye, that I, E. H. Conner, of the City of Augusta, Woodruff County, Arkansas, being now in feeble bodily health, but of sound and disposing mind and memory, do make and publish the following as my Last Will and Testament.

First. I give, devise and bequeath to my beloved wife, Laura Conner in fee simple forever the following real property, to-wit: (Lands not abstracted herein).

This bequest to be in addition to her dower under the laws of the State of Arkansas in all my other property, both real and personal, which I desire shall be assigned to her by my Executor hereinafter named.

Second. Having full and complete confidence in my beloved brother, John L. Conner, I do hereby constitute and appoint him Executor under this will. I desire that he shall, at my death, take immediate charge of all the remainder of my estate, both real and personal, after assigning to my wife, Laura Conner, her dower as provided under the laws of the State of Arkansas, I then desire that he take and manage all the remainder of my property, both real and personal, to the best advantage according as his judgment may dictate, selling and disposing of such property and such interest as he may think best, paying all debts and adjusting all demands both in favor of and against my estate. And his deeds and conveyances shall vest in the purchaser perfect title. I desire that he shall continue in the active management of my affairs and the property of my children until they are all of age or until he shall be releived under the conginency which is hereinafter set out.

NIBCO001250

After all my debts are paid, I desire that the proceeds of property sold, the income from the lands and all other interests, properties and investments, as he shall collect the same, be paid to my wife, Laura Conner, in trust for the purposes hereinafter mentioned. He shall not be required to execute bond as Executor.

Third. The income from my estate which shall be paid to my wife, as provided in the second paragraph of this Will, shall be held in trust by her for my children, Bolivar, Ara Pat, Ruth, Christine, Laura, Cornelius and Harold. Each of said children to be entitled to one-seventh of the same. My wife will use such funds for the education and support of my said children, using her own judgment as to the proper use and expenditure of same, and in case it should be advisable to invest any of said funds, it may be done if she and my brother, John L. Conner, think it to the interest of the child or children to whom such funds belong, my wife will continue to hold such funds until the time provided in the next clause of this will, when she will pay to each child then of age its share of accumulated money and property on hand and reserve the shares of the others as guardian until they reach full age. However, when any child shall come of age, if the opinion of my wife and my brother, John L. Conner is it would be unwise to trun over to such child its part in full, then she may continue to hold the same in trust until such child, if a boy, has reached the age of twenty-five years, and if a girl, until she shall have reached the age of twenty years.

Fourth. It is my will that may farming lands remain together and undivided until my daughter, Laura, reaches the age of eighteen years, or is she should die before such age, then until the date she would have reached eighteen if she had

NIBCO001251

lived. At that date I desire that the lands be partitioned if the children of age so wish, and the share of each be set aside to it, if it is thought best under the opinions of my wife and brother as provided in the third clause of this Will. If it is so done the shares of the minors will be retained and managed as before. I also prefer, if my wife so pleases, that her dower of one-third in the farm lands be kept undivided, and that she merely take her one-third of the rents until the time provided, so that there will be but one division of the whole. She and the Executor at that time having her dower measured off, and also the part of each child. At the same date I also desire that my wife pay to each child then of age its part of accumulated income and all cash and personal property belonging to it, provided as stated in the third clause of this Will, she and my brother, John L. Conner, shall deem it wise to do so. She will remain Guardian of the minors, and will deliver to each as it comes of age its entire part of money and personal property under the same instructions set out in the third clause aforesaid.

Fifth. It is my will that when my son, Bolivar Conner, shall reach the age of twenty-five years he shall take the place of my brother, John L. Conner, as Executor of the Will, with all the powers and authority vested in said John L. Conner by the second clause of this Will, provided however, that my son, Bloivar, is at that date of such character, morals and possessed of such business qualifications as shall justify the trust. If he is not it is my will that my brother continue in the management and control of the same.

In determining whether my son, Bolivar, is so possessed of sufficient qualifications, habits and morals aforesaid, I desire that the opinion of my wife,

NIBCO001252

Laura Conner, my brother, John L. Conner, and the then acting Chancellor of the Chancery District shall be conclusive. And as a method of so determining, I will that my brother and my wife shall present the question to the said Chancellor, and after considering their opinions and all other information, the said Chancellor shall determine the matter. If my son is qualified and assumes charge of my affairs he shall not be required to execute bond.

Sixth. My wife, Laura Conner, shall not be required to execute any bond as guardian or as trustee under this Will.

In Testimony of all of which I have hereunto set my hand and affixed my seal this November 20th, 1903.

/s/ E. H. Conner

Witnesses: R. T. Harville
J. D. Eldridge

We the undersigned witnesses, at the request of the testator, E. H. Conner, have affixed our signatures as witnesses to the foregoing will, in his presence and in the presence of each other, he, the said E. H.Conner, at the time stating that he had signed the same and the instrument is his last Will and Testament.

/s/ R. T. Harville
J. D. Eldridge

It is my desire that my brother, John S. Conner, shall have a reasonable compensation as Executor of Will.

/s/ E. H.Conner

NIBCO001253

PARKIN PTG. & STA. CO., LITTLE ROCK

PROOF OF WILL

STATE OF ARKANSAS
COUNTY OF WOODRUFF

Personally appeared before me, L. B. Winfree, Clerk of the County & Probate Courts of Woodruff County, J. D. Eldridge and R. T. Harville, to me well known, who being duly sworn say: That they are the subscribing witnesses to the foregoing instrument of writing purporting to be the last Will and Testament of E. H. Conner, deceased; that said instrument was executed at the place and by the person therein named; that said E. H. Conner, the testator, was at the time of signing said instrument, upwards of twenty-one years of age, and of sound and disposing memory and that in the presence of both of these affiants, declared it to be his last Will and Testament and subscribed his name thereto in the presence of both of these affiants; that at the request of said testator, affiants wrote their names to his said Will in his presence and in the presence of each other; that the subscriptions to the foregoing instrument of writing are genuine and that said instrument, which is hereto attached, is the identical one that affiants so witnessed and saw said E. H. Conner sign.

/s/ J. D. Eldridge
R. T. Harville

Subscribed and sworn to before me this 18th day of January, 1904.

/s/ L. B. Winfree, Clerk

NIBCO001254

PARKIN PTG. & STA. CO., LITTLE ROCK

IN THE MATTER OF THE LAST WILL AND TESTAMENT OF E. H. CONNER, DECEASED

Before the Clerk of the Woodruff County Probate Court in vacation.

On this the 18th day of January, 1904, is presented to the Clerk of this Court in vacation, a typewritten instrument purporting to be the Last Will and Testament of E. H. Conner, late of Woodruff County, now deceased, for probate. And it appearing from an examination of said instrument, and of the testimony of J. D. Eldridge and R. T. Harville thereto attached, that the said instrument is the true and Last Will and Testament of E. H. Conner, now deceased.

That at the time of the execution thereof, to-wit: On the 20th day of November, 1903, E. H. Conner was of sound and disposing mind and memory, over the age of twenty-one years, and of right and by law entitled to make said Will. Thereupon, it is considered and adjudged by the Clerk of this Court in vacation, that said instrument is duly proven to be the true and Last Will and Testament of E. H. Conner, late of Woodruff County, now deceased. And as such is entitled to be recorded and it is, therefore, ordered that a copy of this order be attached to said instrument to the end that the same be recorded.

And it further appearing from said instrument that John L. Conner is constituted and appointed as Executor thereof without bond, Letters Testamentary thereupon issue to John L. Conner as Executor of the Last Will and Testament of said E. H. Conner, deceased.

Attest: L. B. Winfree, Clerk

NIBCO001255

PARKIN PTG. & STA. CO., LITTLE ROCK

EXECUTOR'S LETTERS

STATE OF ARKANSAS
COUNTY OF WOODRUFF

THE STATE OF ARKANSAS

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, That the last Will and Testament of E. H. Conner, deceased, of Woodruff County, hath in due form of law been exhibited, proved and recorded, in the office of the Clerk of the Court of Probate for Woodruff County, a copy of which is hereto annexed, and inasmuch as it appears that John S. Conner has been appointed Executor in and by the said last Will and Testament, to execute the same, and to the end that the property of the Testatormay be preserved for those who shall appear to have a legal right or interest therein, and that the said last Will and Testament may be executed according to the request of the Testator, we do hereby authorize the said John S. Conner as Executor, to collect and secure, all and singular the goods and chattels, rights and credits, which were of the said E. H. Conner at the time of his death, in whatsoever hands or possession the same may be found, and to perform and fulfill all such duties as may be enjoined upon him by said Will, so far as there shall be property and the law charges him, and in general to do and perform all other acts which now are, or hereafter may be, required of him by law.

IN TESTIMONY WHEREOF, I, L. B. Winfree, Clerk of the Circuit Court and Ex-Officio Clerk of the Court of Probate in and for the said County of Woodruff have hereunto set my hand and affixed the seal of said Court, at my office, this 8th day of February, A. D. 1904.

/s/ L. B. Winfree, Clerk
By E. B. Carl Lee, D. C.

NIBCO001256

LETTER OF ADMINISTRATION

STATE OF ARKANSAS
COUNTY OF WOODRUFF

THE STATE OF ARKANSAS,

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME-GREETING:

KNOW YE, That, whereas E. H. Conner of the County of Woodruff, died intestate, as it is said, on or about the ____ day of January, 1903, A. D. 18__, having at the time of his death, personal property in this State, which may be lost, destroyed or diminuished in value, if speedy care be not taken of the same:

TO THE END, THEREFORE, That the said property may be collected, preserved, and disposed of, according to law, we do hereby appoint Mrs. Laura Conner of the County of Woodruff, Administratrix of all and singular, the goods and chattels, rights and credits, which were of the said E. H. Conner at the time of his death, with full power and authority to secure and dispose of the said property, according to law, and collect all moneys due said deceased, and in general to do and perform all other acts and things which are, or hereafter may be, required of her by law.

IN TESTIMONY WHEREOF, I, T. E. Simpson, Clerk of the Circuit Court and Ex-Officio Clerk of the Court of Probate, in and for the County of Woodruff aforesaid, have hereunto set my hand, and affixed the seal of said Court, at said office, this 12th day of February, 1908. /s/ T. E. Simpson, Clerk

NIBCO001257

AUGUSTA TITLE COMPANY

AUGUSTA, ARKANSAS

PARKIN PTG. & STA. CO., LITTLE ROCK

KIND OF INSTRUMENT	DATED	FILED FOR RECORD	BOOK	PAGE
Deed of Trust	3/20/1920	3/23/1920	DT AAA	637

W. B. Conner and Daryl C. Conner, wife

To

J. C. McDonald, Trustee for Woodruff County Bank

ACKNOWLEDGMENT: 3/20/1920

GRANTING WORDS: grant, bargain, sell and convey

COVENANT: regular

DOWER: released

CONSIDERATION: $1.00

Conveys:

My entire undivided interest in and to the lands belonging to the E. H. Conner Estate described as follows:

E½ of Section 6, T 7 N, R 3 W, with other lands.

Secures:

$13,500.00 evidenced by 1 promissory note, interest @ 8% per annum from date until paid, due 12/31/1920.

Endorsed:

"This deed of trust has been fully satisfied this 30th day of December, 1920. T. E. Bonner, Pres."
Attest: Geo. Haralson, Clerk

PAGE NO. 22

NIBCO001258

AUGUSTA TITLE COMPANY

AUGUSTA, ARKANSAS

PARKIN PTG. & STA. CO., LITTLE ROCK

KIND OF INSTRUMENT	DATED	FILED FOR RECORD	BOOK	PAGE
Deed of Trust	12/30/1920	1/11/1921	DT BBB	111

W. B. Conner and Daryl C. Conner, wife

To

J. C. McDonald, Trustee for Woodruff County Bank

ACKNOWLEDGMENT: 12/30/1920

GRANTING WORDS: grant, bargain, sell and convey

COVENANT: regular

DOWER: released

CONSIDERATION: $1.00

Conveys:

My entire undivided interest in and to the lands belonging to the E. H. Conner Estate described as follows:

E½ of Section 6, T 7 N, R 3 W, with other lands.

Secures:

$16,000.00 evidenced by 2 promissory notes in the sum of $5000.00 each and 1 for $6,000.00, interest @ 8% per annum from date until paid, due 12/31/1921.

Endorsed:

"Satisfied in full this 18th day of September, 1923. Woodruff County" Bank, By J. C. McDonald, Cashier.
Attest: C. L. Jackson, Clerk

NIBCO001259

AUGUSTA TITLE COMPANY

AUGUSTA, ARKANSAS

PARKIN PTG. & STA. CO., LITTLE ROCK

KIND OF INSTRUMENT	DATED	FILED FOR RECORD	BOOK	PAGE
Warranty Deed	2/12/ 1922	3/3/1922	CC	530

W. B. Conner and Daryl Conner, wife

To

Ara Pat Hutchins, Ruth Eldridge, Christine Newbern, Laura Mason, Harold Conner and Cornelius Conner

ACKNOWLEDGMENT: 2/12/1922

GRANTING WORDS: grant, bargain, sell and convey

COVENANT: regular

DOWER: released

CONSIDERATION: $9,000.00

Conveys:

Undivided 1/7 of 2/3 fee simple interest in

All Frl. E½ of Section 6, T 7 N, R 3 W, with other lands.

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NIBCO001260

AUGUSTA TITLE COMPANY

AUGUSTA, ARKANSAS

PARKIN PTG. & STA. CO., LITTLE ROCK

KIND OF INSTRUMENT	DATED	FILED FOR RECORD	BOOK	PAGE
Deed of Trust	2/20/ 19	3/3/1922	A-2	472

Harold Conner, unmarried

To

L. H. Billingslea, Trustee for Woodruff County Bank

ACKNOWLEDGMENT: 2/20/1922

GRANTING WORDS: grant, bargain, sell and convey

COVENANT: regular

DOWER: none

CONSIDERATION: $1.00

Conveys:

My undivided 1/6 of 2/3 interest in

Frl. E½ of Section 6, T 7 N, R 3 W, with other lands.

Secures:

$1,700.00 evidenced by 1 promissory note, interest @ 8% per annum from date until paid, die 12/1/1922.

Endorsed:

"Satisfied in full this 24th day of March, 1931. Woodruff County" Bank, By J. C. McDonald, V. P. and Cashier. N. N. Cain, Clerk, By Attest: J. W. Browning, D. C.

NIBCO001261

AUGUSTA TITLE COMPANY

AUGUSTA, ARKANSAS

PARKIN PTG. & STA. CO., LITTLE ROCK

KIND OF INSTRUMENT	DATED	FILED FOR RECORD	BOOK	PAGE
Deed of Trust	2/21/1922	3/3/1922	A-2	473

Christine Conner Newbern

To

L. H. Billingslea, Trustee for Woodruff County Bank

ACKNOWLEDGMENT: 2/21/1922

GRANTING WORDS: grant, bargain, sell and convey

COVENANT: regular

DOWER: none

CONSIDERATION: $1.00

Conveys:

My undivided 1/6 of 2/3 interest in

Frl. E½ of Section 6, T 7 N, R 3 W, with other lands.

Secures:

$1,700.00 evidenced by 1 promissory note, interest @ 8% per annum from date until paid, due 12/1/1922.

Endorsed:

"I hereby certify that the within deed of trust has been fully satisfied this March 29, 1926. T. E. Bonner, President, Woodruff County Bank Attest: C. L. Jackson, Clerk"

NIBCO001262

AUGUSTA TITLE COMPANY

AUGUSTA, ARKANSAS

PARKIN PTG. & STA. CO., LITTLE ROCK

Cornelius Conner, unmarried

To

L. H. Billingslea, Trustee
for Woodruff County Bank

KIND OF INSTRUMENT	DATED	FILED FOR RECORD	BOOK	PAGE
Deed of Trust	2/20/1922	3/3/1922	A-2	474

ACKNOWLEDGMENT: 2/20/1922

GRANTING WORDS: grant, bargain, sell and convey

COVENANT: regular

DOWER: none

CONSIDERATION: $1.00

Conveys:

My undivided 1/6 of 2/3 interest in

Frl. E½ of Section 6, T 7 N, R 3 W, with other lands.

Secures:

$1,700.00 evidenced by 1 promissory note, interest @ 8% per annum from date until paid, due 12/1/1922.

Endorsed:

"I hereby certify that the within deed of trust has been fully satisfied this March 29, 1926. T. E. Bonner, President, Woodruff County Bank. Attest: C. L. Jackson, Clerk"

NIBCO001263

AUGUSTA TITLE COMPANY

AUGUSTA, ARKANSAS

PARKIN PTG. & STA. CO., LITTLE ROCK

KIND OF INSTRUMENT	DATED	FILED FOR RECORD	BOOK	PAGE
Deed of Trust	2/20/1922	3/3/1922	A-2	475

Laura Conner, unmarried

To

L. H. Billingslea, Trustee for Woodruff County Bank

ACKNOWLEDGMENT: 2/20/1922

GRANTING WORDS: grant, bargain, sell and convey

COVENANT: regular

DOWER: none

CONSIDERATION: $1.00

Conveys:

My undivided 1/6 of 2/3 interest in

Frl. E½ of Section 6, T 7 N, R 3 W, with other lands.

Secures:

$1,700.00 evidenced by 1 promissory note, interest @ 8% per annum from date until paid, due 12/1/1922.

Endorsed:

"I hereby certify that the within deed of trust has been fully satisfied this March 29, 1926. T. E. Bonner, President, Woodruff County Bank. Attest: C. L. Jackson, Clerk"

NIBCO001264

AUGUSTA TITLE COMPANY

AUGUSTA, ARKANSAS

PARKIN PTG. & STA. CO., LITTLE ROCK

KIND OF INSTRUMENT	DATED	FILED FOR RECORD	BOOK	PAGE
Deed of Trust	2/21/1922	3/3/1922	A-2	476

Ruth Conner Eldridge

To

L. H. Billingslea, Trustee for Woodruff County Bank

ACKNOWLEDGMENT: 2/21/1922

GRANTING WORDS: grant, bargain, sell and convey

COVENANT: regular

DOWER: none

CONSIDERATION: $1.00

Conveys:

My undivided 1/6 of 2/3 interest in

Frl. E½ of Section 6, T 7 N, R 3 W, with other lands.

Secures:

$1,700.00 evidenced by 1 promissory note, interest @ 8% per annum from date until paid, due 12/1/1922.

Endorsed:

"I hereby certify that the within deed of trust has been fully satisfied this March 29, 1926. T. E. Bonner, President, Woodruff County Bank. Attest: C. L. Jackson, Clerk"

NIBCO001265

AUGUSTA TITLE COMPANY

AUGUSTA, ARKANSAS

PARKIN PTG. & STA. CO., LITTLE ROCK

Mrs. Laura Conner; Mrs. Laura Conner, Guardian of Harold Conner; Mrs. R. M. Hutchins and R. M. Hutchins; Mrs. J. R. Eldridge and J. R. Eldridge; Mrs. E. P. Newbern and E. P. Newbern; Mrs. Walter Mason and Walter Mason; Mr. W. B. Conner; Mrs. W. R. James and Mr. E. C. Conner

To

Richard D. Fitzgibbon

KIND OF INSTRUMENT	DATED	FILED FOR RECORD	BOOK	PAGE
Option to Purchase	1/18/1922	4/3/1922	BB	537

ACKNOWLEDGMENT: 1/18/1922 1/19/1922 1/21/1922 1/25/1922

GRANTING WORDS: agree and bind

COVENANT: none

DOWER: none

CONSIDERATION: $25.00

Recites:

Option to purchase shall run from February 1, 1922 and continued for a period of 120 days on

20 acres lying in N½ NE¼ of Section 6, being situated between the right-of-way of Missouri Pacific Railway and the public road now running between Section 6, T 7 N, R 3 W and Section 31, T 8 N, R 3 W, with other lands.

If option is exercised and $11,960.00 paid a warranty deed will be executed.

NIBCO001266

AUGUSTA TITLE COMPANY

AUGUSTA, ARKANSAS

PARKIN PTG. & STA. CO., LITTLE ROCK

KIND OF INSTRUMENT	DATED	FILED FOR RECORD	BOOK	PAGE
Deed of Trust	9/20/1926	9/23/1926	B-2	114

Christine Newbern and E. P. Newbern, husband

To

Wilkerson & Carroll Cotton Co.

ACKNOWLEDGMENT: 9/20/1926

GRANTING WORDS: grant, bargain, sell and convey

COVENANT: regular

DOWER: released

CONSIDERATION: $1.00

Conveys:

Undivided 1/6 of 2/3 interest in

E½ of Section 6, T 7 N, R 3 W, 326.28 acres, with other lands.

Secures:

$2,000.00 evidenced by 1 note of even date, due 1/1/1927.

Endorsed:

"Paid and satisfied in full this 13th day of August, 1931.
Wilkerson & Carroll Cotton Co., By N. N. Cain, Attorney in Fact"
Attest: N. N. Cain, Clerk P/A recorded A-5, page 7.

NIBCO001267

AUGUSTA TITLE COMPANY

AUGUSTA, ARKANSAS

PARKIN PTG. & STA. CO., LITTLE ROCK

KIND OF INSTRUMENT	DATED	FILED FOR RECORD	BOOK	PAGE
Patent	10/1/ 1939	3/23/1931	EE	488

Martin Van Buren, President; By M. Van Buren, Sec'y; By H. M. Garland, Recorder of the General Land Office

To

John Ker, Assignee of William B. Duncan, Francis Surget and Stephen Duncan

ACKNOWLEDGMENT: Not required

GRANTING WORDS: give and grant

COVENANT: none

DOWER: none

CONSIDERATION: Premises

Conveys:

Frl. Section 6, T 7 N, R 3 W, 651.08 acres.

Recites:

According to the provision of the Act of the Congress of the United States of America of April 24, 1820 entitled "An Act Making Further Provisions for the Sale of the Public Lands".

"Department of Interior Washington, D. C. March 19, 1931

I hereby certify that this photograph is a true copy of the patent record which is in my custody in this office.

/s/ Emma L. Warren, Recorder"

NIBCO001268

AUGUSTA TITLE COMPANY

AUGUSTA, ARKANSAS

PARKIN PTG. & STA. CO., LITTLE ROCK

KIND OF INSTRUMENT	DATED	FILED FOR RECORD	BOOK	PAGE
Power of Attorney	8/11/1931	8/13/1931	A-5	7

Wilkerson & Carroll Cotton Co.,
By Robert Wilkerson, Jr., Pres.,
Attest: T. W. Wilkerson, Sec'y

To

N. N. Cain

ACKNOWLEDGMENT: 8/11/1931

GRANTING WORDS: nominate, constitute and appoint

COVENANT: none

DOWER: none

CONSIDERATION: Full payment

Conveys:

Right to enter satisfaction upon a certain deed of trust recorded in Deed of Trust Record B-2, page 114 on

Undivided 1/6 of 2/3 interest in

E½ of Section 6, T 7 N, R 3 W, 326.28 acres, with other lands.

NIBCO001269

AUGUSTA TITLE COMPANY

AUGUSTA, ARKANSAS

PARKIN PTG. & STA. CO., LITTLE ROCK

Mrs. Laura Conner, widow of E. H. Conner, deceased; Mrs. Ara Pat Hutchins; Mrs. Ruth Eldridge; Mrs. Christine Newbern; Mrs. Walter Mason; E. C. Conner; E. Harold Conner and W. B. Conner, children and sole heirs at law of E. H. Conner, deceased, and Daryl Conner, wife of W. B. Conner

To

C. S. Airhart, Trustee for Will Moorman

KIND OF INSTRUMENT	DATED	FILED FOR RECORD	BOOK	PAGE
Deed of Trust	8/1/1931	8/17/1931	A-5	7

ACKNOWLEDGMENT: 8/1/1931 8/5/1931 8/8/1931

GRANTING WORDS: grant, bargain, sell and convey

COVENANT: regular

DOWER: released

CONSIDERATION: $1.00

Conveys:

E½ of Section 6, T 7 N, R 3 W.

Secures:

$7,000.00 evidenced by 7 promissory notes of even date in the sum of $1,000.00 each, due 12/1/1932, 1933, 1934, 1935, 1936, 1937 and 1938, interest @ 7% per annum from date until paid.

Endorsed:

"The debt mentioned in the within deed of trust has been paid and satisfied. I hereby acknowledge satisfaction in full and release the property herein conveyed from the lien this 11th day of June, 1934. Will Moorman"
Attest: N. N. Cain, Clerk 6/11/1934

NIBCO001270

AUGUSTA TITLE COMPANY

AUGUSTA, ARKANSAS

PARKIN PTG. & STA. CO., LITTLE ROCK

W. B. Conner and Daryl Conner, wife; Mrs. Ara Pat Hutchins; Mrs. Ruth Eldridge; Mrs. Christine Newbern; Mrs. Walter Mason and E. Cornelius Conner

To

Mrs. Laura Conner

KIND OF INSTRUMENT	DATED	FILED FOR RECORD	BOOK	PAGE
Power of Attorney	6/24/1933	6/29/1933	FF	216

ACKNOWLEDGMENT: 6/24/1933

GRANTING WORDS: make, constitute and appoint

COVENANT: none

DOWER: none

CONSIDERATION: Premises

Recites:

Right to sign, acknowledge and deliver *** all necessary papers to obtain a loan of $5,000.00 *** on

E½ of Section 6, T 7 N, R 3 W.

Recites:

Being the owners of the entire interest except the interest belonging to Mrs. Laura Conner and E. Harold Conner.

NIBCO001271

AUGUSTA TITLE COMPANY

AUGUSTA, ARKANSAS

PARKIN PTG. & STA. CO., LITTLE ROCK

Laura Conner, widow; Ruth Conner Eldridge and Rolfe Eldridge, husband; E. Cornelius Conner and Delrena Conner, wife; E. Harold Conner and Stella Conner, wife; Christine Conner Newbern and E. P. Newbern, husband; Laura Conner Mason and Walter Mason, husband; and Ara Pat Conner Hutchins and R. M. Hutchins, husband

To

Federal Land Bank of St. Louis

KIND OF INSTRUMENT	DATED	FILED FOR RECORD	BOOK	PAGE
First Farm Mortgage	4/1/1934	5/9/1934	A-5	355

ACKNOWLEDGMENT

4/1/1934 5/4/1934 4/20/1934
5/8/1934 4/23/1934

GRANTING WORDS

grant, bargain, sell, convey and confirm

COVENANT

regular

DOWER

released

CONSIDERATION

Premises

Conveys:

Frl. E½ of Section 6, T 7 N, R 3 W, subject to a right-of-way to the Missouri Pacific Railroad Company, containing 323.46 acres.

Secures:

$5,000.00 evidenced by 1 promissory note of even date, interest @ 5% per annum, due semi-annually in 65 equal installments of $75.00 each beginning 12/1/1934, last payment due 6/1/1967.

Endorsed:

"Release recorded Deed Record KK at page 245".

NIBCO001272

AUGUSTA TITLE COMPANY

AUGUSTA, ARKANSAS

PARKIN PTG. & STA. CO., LITTLE ROCK

Federal Land Bank of St. Louis, By O. J. Lloyd, V. P., Attest: E. B. Harris, Ass't Sec'y

To

Laura Conner, widow; Ruth Conner Eldridge and Rolfe Eldridge, husband; E. Cornelius Conner and Delrina Conner, wife; E. Harold Conner and Stella Conner, wife; Christine Conner Newbern and E. P. Newbern, husband; Laura Conner Mason and Walter Mason, husband; and Ara Pat Conner Hutchins and R. M. Hutchins, husband

KIND OF INSTRUMENT	DATED	FILED FOR RECORD	BOOK	PAGE
Release	9/29/1939	10/13/1939	KK	245

ACKNOWLEDGMENT: 9/29/1939

GRANTING WORDS: release and discharge

COVENANT: none

DOWER: none

CONSIDERATION: Full payment

Conveys:

Release of a certain First Farm Mortgage dated April 1, 1934 and recorded in Deed of Trust Record A-5, page 355.

PAGE NO. 37

NIBCO001273

AUGUSTA TITLE COMPANY

AUGUSTA, ARKANSAS

PARKIN PTG. & STA. CO., LITTLE ROCK

E. C. Conner and Delrena Conner, wife

To

O. U. McCord, Trustee for W. B. Conner, Ruth Conner Eldridge, Ara Pat Conner Hutchins, Christine Conner Newbern and Laura Conner Mason

KIND OF INSTRUMENT	DATED	FILED FOR RECORD	BOOK	PAGE
Deed of Trust	9/15/1941	9/25/1941	A-7	188

ACKNOWLEDGMENT: 9/17/1941

GRANTING WORDS: grant, bargain, sell and convey

COVENANT: regular

DOWER: released

CONSIDERATION: $1.00

Conveys:

Undivided 1/6 of undivided 2/3 interest in and to

E½ of Section 6, T 7 N, R 3 W, with other lands.

Secures:

$1,000.00 to each beneficiary, evidenced by 5 notes of even date in the sum of $1,000.00 each, due 12/15/1946, interest @ 5% per annum from date until paid.

Endorsements: None.

NIBCO001274

AUGUSTA TITLE COMPANY

AUGUSTA, ARKANSAS

PARKIN PTG. & STA. CO., LITTLE ROCK

Martin Van Buren, President, By M. VanBuren, Sec'y, By H. M. Garland, Recorder of the General Land Office

To

John Ker, Assignee of William B. Duncan, Francis Surget and Stephen Duncan

KIND OF INSTRUMENT	DATED	FILED FOR RECORD	BOOK	PAGE
Patent	10/1/ 1839	3/15/1943	NN	384

ACKNOWLEDGMENT: Not required

GRANTING WORDS: give and grant

COVENANT: none

DOWER: none

CONSIDERATION: Premises

Conveys:

Frl. Section 6, T 7N, R 3 W, 651.08 acres.

Recites:

According to the provision of the Act of the Congress of the United States of America of April 24, 1820 entitled "An Act Making Further Provisions for the Sale of the Public Lands".

"Department of Interior Washington, D. C. March 19, 1931

I

I hereby certify that this photograph is a true copy of the patent record which is in my custody in this office.

/s/ Emma L. Warren, Recorder"

NIBCO001275

AUGUSTA TITLE COMPANY

AUGUSTA, ARKANSAS

PARKIN PTG. & STA. CO., LITTLE ROCK

KIND OF INSTRUMENT	DATED	FILED FOR RECORD	BOOK	PAGE
Deed of Trust	12/30/1944	1/5/1945	A-10	168

Chas. L. Mills and Midget Mills, wife

To

W. B. Conner, Trustee for Katherine L. Smith

ACKNOWLEDGMENT: 12/30/1944

GRANTING WORDS: grant, bargain, sell and convey

COVENANT: regular

DOWER: released

CONSIDERATION: $1.00

Conveys: Undivided 1/2 interest in and to

Beginning where the South line of Gravel Highway crosses the Quarter Section line running South through the center of Section 6, T 7 N, R 3 W and South 5½ degrees East 1590 feet to the North line of Missouri Pacific Railroad Company Right-of-way, thence West along said right-of-way 1262 feet, thence North 5½ degrees West 1479 feet, thence North 84 3/4 degrees East 1350 feet to the point of beginning, containing 47.5 acres and being a part of E½ NE¼ of Section 6, T 7 N, R 3 W.

Secures:

$1,000.00 evidenced by 1 promissory note of even date, interest @ 6% per annum from date until paid, due 12/21/1946.

Endorsed:

"Satisfied and paid in full November 5, 1945. Katherine L. Smith"
Attest: George Haralson, Clerk 11/5/45

NIBCO001276

AUGUSTA TITLE COMPANY

AUGUSTA, ARKANSAS

PARKIN PTG. & STA. CO., LITTLE ROCK

W. B. Conner, Christine Conner Newbern, Ara Pat Conner Hutchins, Laura Conner Mason and Ruth Conner Eldridge

To

W. B. Conner and Delrena Conner, wife

KIND OF INSTRUMENT	DATED	FILED FOR RECORD	BOOK	PAGE
Release	5/27/1946	6/5/1946	RR	58

ACKNOWLEDGMENT: 5/27/1946 5/31/1946 5/29/1946

GRANTING WORDS: release and discharge

COVENANT:

DOWER:

CONSIDERATION: Full payment

Conveys:

Release of a certain deed of trust dated 9/15/1941 and recorded in Deed of Trust Record A-9, page 188 on

E½ of Section 6, T 7 N, R 3 W, with other lands.

PAGE NO. 41

NIBCO001277

PARKIN PTG. & STA. CO., LITTLE ROCK

IN THE PROBATE COURT OF WOODRUFF COUNTY, ARKANSAS

IN THE MATTER IF THE ESTATE
OF W. B. CONNER, DECEASED

ORDER APPOINTING ADMINISTRATRIX

On this day is presented to the undersigned as Judge of the Probate Court of Woodruff County, Arkansas, the application of Mrs. Daryl S. Conner for appointment as administratrix of the estate of W. B. Conner, deceased, and the applicant shows to the Court that the said W. B. Conner departed this life at his home in Woodruff County, Arkansas, on May 17, 1947, intestate; that the applicant is the widow of deceased; that the deceased left an estate of the approximate value of $15,000.00, and that it is necessary, by reason of the nature of the property, all of which is personal assets, that the administration be had. The Court finds that the applicant, the widow, has the first right to act in the administration of the estate of her husband and in addition thereto the Court finds that the applicant is a competent person and is well qualified to administer the estate and is the proper person to act; the Court finds that the deceased left, in addition to the widow, three children as his heirs, all of whom are adults, namely, Mrs. Mildred Conner Haddaway of Fort Worth, Texas, a daughter; Richard T. Conner, Clarendon, Arkansas, a son; and Laura Conner, Augusta, Arkansas, a daughter; and the Court finds that there are no debts against the deceased, except some minor current debts and the adult heirs above mentioned desire that their mother, the applicant, be appointed as such administratrix and that a modest bond be required of her. The Court being well advised herein finds that the application should be accepted and

NIBCO001278

PARKIN PTG. & STA. CO., LITTLE ROCK

that the appointment of Mrs. Daryl S. Conner as administratrix should be made.

IT IS, THEREFORE, considered, ordered and adjudged by the Court that Mrs. Daryl S.Conner be and she is hereby appointed as administratrix of the estate of W. B.Conner, deceased, and her bond, which the Court fixes at the sum of $5,000.00 being presented herewith for approval, same being signed by Mrs. Daryl S. Conner as principal, and Maryland Casualty Company of Baltimore, Maryland as surety, is approved by the Court.

The Clerk of the Court is hereby ordered and directed to issue and deliver to the said Mrs. Daryl S. Conner Letters of Administration on the said estate of W. B. Conner, deceased, and the administratrix is directed to take possession of and to administer under the orders of this Court the assets of the estate of the deceased.

Dated June 2nd, 1947. /s/ A. L. Hutchins, Probate Judge

NIBCO001279

LETTERS OF ADMINISTRATION

STATE OF ARKANSAS
COUNTY OF WOODRUFF ESTATE OF W. B. CONNER, DECEASED

THE STATE OF ARKANSAS TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME-GREETING:

KNOW YES, That whereas, W. B. Conner of the County of Woodruff and State of Arkansas, died intestate, as it is said, on or about the 17th day of May, 1947, having at the time of his dearh personal property in this State which may be lost, destroyed or diminuished in value, if speedy care be not taken of the same.

To the end, therefore, that the said property may be collected, reserved and disposed of according to law, we do hereby appoint Mrs. Daryl S. Conner, Administratrix of all and singular the goods and chattels, rights and credits, which were of the said W. B. Conner at the time of his death, with full power and authority to secure and sispose of said property according to law, and collect all moneys due said deceased, and, in general, do and perform all other acts and things which are, or hereafter may be, rewuired of her by law.

In testimony whereof, I, Elbert R. Miller, Clerk of said court, in and for the County of Woodruff aforesaid, have hereunto set my hand and affixed the seal of said court, at my office in Augusta this 2nd day of June, 1947.

/s/ Elbert R. Miller, Clerk

Filed: June 2, 1947.

NIBCO001280

AUGUSTA TITLE COMPANY

AUGUSTA, ARKANSAS

PARKIN PTG. & STA. CO., LITTLE ROCK

KIND OF INSTRUMENT	DATED	FILED FOR RECORD	BOOK	PAGE
Quitclaim Deed	10/2/1947	10/13/1947	RR	591

Ruth Conner Eldridge and Christine Conner Newbern

To

E. C. Conner, E. H. Conner, Ara Pat Hutchins and Laura Conner Massey

ACKNOWLEDGMENT: 10/2/1947

GRANTING WORDS: grant, bargain and quitclaim

COVENANT: none

DOWER: none

CONSIDERATION: $8,500.00

Conveys:

Undivided 2/6 interest of undivided 2/3 interest in and to

E½ of Section 6, T 7 N, R 3 W, 326 acres, with other lands.

Recites:

Further consideration of the execution and delivery to us of a good and sufficient instrument of conveyance of all of the right, title and interest, as heirs of E. H. Conner, deceased, in lands not abstracted herein. It is understood that the dower interest of Mrs. Laura Conner, widow of E. H. Conner, deceased, has not been assigned in above lands and she is the owner of an undivided 1/3 interest in lands described above. The grantors are reserving an undivided 1/7 of an undivided 1/3 interest in above lands. When the life estate of Mrs. Laura Conner has terminated then grantors and grantees herein shall each partake of their respective interest in said undivided 1/3 of said lands. It being fully understood that the grantors herein are reserving to themselves all their right, title and interest in and to the lands representing the widow's in the estate of E. H. Conner, deceased, and that this instrument shall have no effect on grantor's interest in the widow's dower.

NIBCO001281

AUGUSTA TITLE COMPANY

AUGUSTA, ARKANSAS

PARKIN PTG. & STA. CO., LITTLE ROCK

KIND OF INSTRUMENT	DATED	FILED FOR RECORD	BOOK	PAGE
Quitclaim Deed	10/23/1947	12/5/1947	TT	17

Ara Pat Conner Hutchins, Ruth Conner Eldridge, Christine Conner Newbern, Laura Conner Massey, E. H. Conner, E. C. Conner, Daryl C. Conner, widow of W. B. Conner, Dec'd, Laura Conner Parker, Mildred Conner Haddaway and Richard T. Conner, being all the next kin and heirs at law of W. C. Conner, Dec'd

To

Mrs. Laura Conner

ACKNOWLEDGMENT
10/23/1947 11/27/1947 11/7/1947
11/20/1947 11/29/1947 11/3/1947
11/19/1947 12/1/1947

GRANTING WORDS
grant, bargain, sell and quitclaim

COVENANT
none

DOWER
released

CONSIDERATION
$1.00 and other good and valauble considerations

Conveys:

E½ of Section 6, T 7 N, R 3 W, 326 acres, more or less.

Recites:

Purpose of this deed is to set aside the dower interest of Mrs. Laura Conner in the estate of E. H. Conner, deceased. It being understood that upon the death of Mrs. Laura Conner a fee in above described lands shall revert to the estate of E. C. Conner, deceased, and shall be distributed according to the laws of descent and distribution of the State of Arkansas.

NIBCO001282

PARKIN PTG. & STA. CO., LITTLE ROCK

IN THE PROBATE COURT OF WOODRUFF COUNTY, ARKANSAS

IN THE MATTER OF THE ESTATE
OF W. B. CONNER, DECEASED

ORDER APPROVING FINAL SETTLEMENT
AND DISCHARGING ADMINISTRATRIX

On this day is presented for final approval and confirmation the First and Final Settlement of Mrs. Daryl S. Conner as administratrix of the estate of W. B. Conner, deceased, who departed this life on May 17, 1947, and it being shown that the said First and Final Settlement was filed on November 20, 1947, and was by the court passed for publication, which publication has been made by the Clerk of this Court. And it being shown that the Clerk has recorded the said First and Final Settlement in Record Book O at page 559-560, in the exact form it was filed, and the Court finding that no exceptions have been filed to said settlement, and the heirs of W. B. Conner, all being of legal age, have filed herein their receipt and agreement, in which they acknowledge the delivery to them of their interest and share in the estate, except as they desire the administratrix, who is their mother, to handle the assets for herself and for them, and the said heirs by the said writing having requested the court to discharge and relieve the administratrix and her bondsmen, and the court finding that all things have been done by the administratrix required by law and the orders of this court to complete the administration, and the court finding that a report has been made unto the State Estate Tax Department and that no estate taxes were found to be due by said estate.

It os, therefore, ordered and adjudged that the settlement as recorded by

NIBCO001283

the Clerk be and the same is approved and confirmed, and the administratrix, Mrs. Daryl S. Conner, and her bondsmen, Maryland Casualty Company, are by this order discharged and relieved of all liability and future responsibility herein.

Dated January 12, 1948.

/s/ A. L. Hutchins, Probate Judge

NIBCO001284

AUGUSTA TITLE COMPANY

AUGUSTA, ARKANSAS

PARKIN PTG. & STA. CO., LITTLE ROCK

Ruth Conner Eldridge

To

E. C. Conner, E. H. Conner, Ara Pat Hutchins and Laura Conner Massey

KIND OF INSTRUMENT	DATED	FILED FOR RECORD	BOOK	PAGE
Warranty Deed	9/29/1952	1/8/1953	AA-1	515

ACKNOWLEDGMENT: 9/29/1952

GRANTING WORDS: grant, bargain, sell and convey

COVENANT: regular

DOWER: none

CONSIDERATION: $8,363.42

Conveys:

Undivided 1/7 interest in and to

E½ of Section 6, T 7 N, R 3 W, less and except Highway and Railroad rights of way, containing 317.92 acres, more or less.

NIBCO001285

AUGUSTA TITLE COMPANY

AUGUSTA, ARKANSAS

PARKIN PTG. & STA. CO., LITTLE ROCK

Christine Conner Newbern

To

E. C. Conner, E. H. Conner, Ara Pat Hutchins and Laura Conner Massey

KIND OF INSTRUMENT	DATED	FILED FOR RECORD	BOOK	PAGE
Warranty Deed	10/1/1952	1/8/1953	AA-1	515

ACKNOWLEDGMENT: 10/1/1952

GRANTING WORDS: grant, bargain, sell and convey

COVENANT: regular

DOWER: none

CONSIDERATION: $8,363.42

Conveys:

Undivided 1/7 interest in and to

E½ of Section 6, T 7 N, R 3 W, less and except Highway and Railroad rights of way, containing 317.92 acres, more or less.

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NIBCO001286

AUGUSTA TITLE COMPANY

AUGUSTA, ARKANSAS

PARKIN PTG. & STA. CO., LITTLE ROCK

Laura Conner Parker, Mildred Conner Haddaway and Richard T. Conner, being all the heirs at law of W. B. Conner, deceased, and Mary Conner, wife of said Richard T. Conner

To

E. C. Conner, E. H. Conner, Ara Pat Hutchins and Laura Conner Massey

KIND OF INSTRUMENT	DATED	FILED FOR RECORD	BOOK	PAGE
Warranty Deed	8/11/1952	12/8/1953	AA-1	514

ACKNOWLEDGMENT: 8/11/1952 8/15/1952 8/13/1952

GRANTING WORDS: grant, bargain, sell and convey

COVENANT: regular

DOWER: released

CONSIDERATION: $8,363.42

Conveys:

Undivided 1/7 interest in and to

E½ of Section 6, T 7 N, R 3 W, less and except Highway and Railroad rights of way, containing 317.92 acres, more or less.

NIBCO001287

AUGUSTA TITLE COMPANY

AUGUSTA, ARKANSAS

PARKIN PTG. & STA. CO., LITTLE ROCK

Missouri Pacific Railroad Company

To

Boatmen's National Bank of St. Louis and Manufacturers Trust Co.

KIND OF INSTRUMENT	DATED	FILED FOR RECORD	BOOK	PAGE
First Mortgage	1/1/1955	3/16/1956	A-20	1 to 85

ACKNOWLEDGMENT: 3/1/1955

GRANTING WORDS:

COVENANT:

DOWER:

CONSIDERATION: Premises

Conveys:

Lands owned in Woodruff County, Arkansas, with other lands.

Recites:

In the proceedings for reorganization of the Missouri Pacific Railroad Company, reorganized company shall issue $100,579.00 of 5% income debentures, to bear interest from 1/1/1955.

Note: The above instrument is a long and involved mortgage of which we have given the bare outline. If requested we will abstract this more fully.

NIBCO001288

WILL RECORD 4, PAGE 61
FEBRUARY 9, 1960

STATE OF TEXAS

COUNTY OF HARRIS

KNOW ALL MEN BY THESE PRESENTS:

That I, E. Harold Conner, a resident ofthe City of Houston, County of Harris, State of Texas, being of lawful age, in good health and of sound and disposing mind and memory, do make, publish and declare this my Last Will and Testament, hereby revoking any and all other wills by me at any time heretofore made.

I.

I direct that all of my debts, Federal estate and State inheritance taxes and all other taxes payable out of my estate, be paid as soon after my death as, in the opinion of my Independent Executor, hereinafter named, is practicable.

II.

I hereby nominate, constitute and appoint the First National Bank in Houston, Houston, Texas, a national banking corporation, its successor or successors, as Independent Executor of this my will and testamentary Trustee of my estate, and direct that in both capacities it shall be exempt from being required to give any security or bond of any nature, and I further direct that in addition to the

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inherent powers of any Independent Executor, all of the specific powers, rights and discretions hereinafter given to the Trustee shall vest in and are hereby given to my Independent Executor, to be by it exercised in its best discretion and judgment; and I consitute and appoint my wife, Stella Peden Conner, co-trustee and direct that she be not required to give any security or bond of any kind.

III.

It is my will and desire, and I hereby direct, that in the administration of my estate by my Independent Executor and in the management of my estate by my Testamentary Trustees, as hereinafter provided, no action shall be had in the County Court, or any other court, other than to probate and record this my will and to have returned into Court an inventory and appraisement of my estate and a list of claims by and against my estate, if any such there be, as may be required by law, and that other than this, no action shall be had in the County Court, or any other court, in the administration of my estate or in the carrying out and execution of the powers of the Trustees hereby created.

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IV.

I hereby direct that my Independent Executor shall, as soon as it can be conveniently accomplished, wind up and close the administration of my estate and deliver the assets thereof remaining as hereinafter provided and directed.

V.

I give and bequeath to my wife, Stella Peden Conner, all of my personal effects, jewelry, clothing, automobiles and all other personal effects of which I may die seized and possessed.

VI.

I give, devise and bequeath to my wife, Stella Peden Conner, all of my homstead of which I may die seized and possessed.

VIII.

All the rest, residue and remainder of my property and estate, of every nature and description, real, personal, and mixed, separate or community, and wherever situated, I give, bequeath and devise to the First National Bank in Houston and Stella Peden Conner, as Trustees, and to their successor in trust, to have and to hold,

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upon the following uses, terms, conditions, trusts and purposes, to-wit:

The Trust

A.

The said First National Bank in Houston and Stella Peden Conner, Trustees, upon receipt of the bequest hereinbefore made, shall take and hold one-half (1/2) of same in a separate trust for the use and benefit of Cora Conner; and shall take and hold the remaining one-half (1/2) of said bequest in a separate trust for the use and benefit of William Peden Conner.

In the event that there is any child, or children, afterborn to myself and wife, Stella Peden Conner, then, in that event, the said bequest shall be divided equally and each of such equal portions shall be held in a separate trust by said Trustees for the use and benefit of each of such children.

B.

The trusts shall terminate and distribution be made when each beneficiary of the respective trust arrives at the age of thirty (30) years or at any time between the ages of thirty (30) and thirty-five (35) years. If, in the opinion of the said Trustees, such distribution at the earlier age is to the best interest of the beneficaries, then distribution may be made at such earlier age.

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C.

In the event of the death of either of the beneficiaries in the respective separate trusts prior to receipt of any or all of his or her share in the trust estate, then, in that event, the said trust estate of the deceased beneficiary shall be distributed as follows:

(a) To his or her surviving issue, if any, per stirpes.

(b) In the event that there are no surviving issue, then the trust estate shall be distributed according to provisions of the Last Will of the deceased in whic h hsi or her surviving spouse and/or mother is named as beneficiary.

(c) In the event that there are no surviving issue and the deceased died intestate, then the trust estate of such deceased beneficiary shall be added to the trust estate of the surviving beneficiary or beneficiaries of the trust, to be held in trust and administered in the same manner as herein provided for his or her share of the trust estate.

(d) In the event that there are no beneficiaries, heretofore described, living, then all of said several trust estates to his or her mother, if living, otherwise to the heirs at law of the last survivor.

D.

The income from the corpus of each of said trusts shall be

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used for the maintenance and support of the beneficiaries of the trust or shall be accumulated and added to the said trust corpus if, in the judgment of the Trustees, it is for the best interest of the beneficiaries under the trust.

The Trustees may, however, expend such income for the use of the trust beneficiaries or may pay the said income directly to the beneficiaries if, in the Trustees' judgment, it is for the best interest of the beneficiaries to do so.

E.

The Trustees may use the corpus for the maintenance, education and support of the trust beneficiaries, and those related to them, if necessary to do so in the judgment of the Trustees.

F.

In the event that my wife, Stella Peden Conner, should predecease me and there are no surviving children or grandchildren, then in that event, all of the trust estates shall be distributed as follows:

(a) All of that part of my estate acquired by gift or inhereitance or purchased out of my separate estate shall be distributed to my heirs at law according to the laws of descent and distribution of the State of Texas.

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(b) All of that portion of my estate which constitutes the community property shall be distributed one-half (1/2) to the heirs at law of my wife, Stella Peden Conner, and one-half (1/2) to my heirs at law, according to the laws of descent and distribution of the State of Texas.

G.

In addition to any other powers granted the Trustees in this Will, the Trustees shall have the following powers with reference to the trust estates hereinbefore provided for:

(a) The Trustees shall have power to retain, manage, control, adjust, dispose of, grant, sell, convey, mortgage and lease, realize upon, collect, invest, reinvest and change the form of investment, execute and deliver bills of sale, assignments, endorsements, conveyances, deeds, mortgages, releases, acquittances, leases and oil, gas and mining leases, or any other instrument or document necessary or advisable to be executed and delivered in the execution of this trust, with such covenants, warranties, conditions or agreements as it may consider expedient; and the Trustees shall have the right and authority to execute leases generally and oil and gas leases which will have termination or expiration dates beyond the time of termination or expiration of the trusts, and such contracts will be binding upon the

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beneficiaries after the expiration of said trusts until such contracts shall expire in accordance with their terms.

(b) The Trustees shall furnish annual statements of the condition of the trust estates to all beneficiaries thereunder at that time currently receiving income or payments therefrom, or to their legal representatives, if any, if such beneficiaries have not at that time attained their majority.

(c) The Trustees shall have the power to make distributions and advances out of said trust estates in any manner that they may deem requisite and necessary to specifically comply with the requirements herein made and shall have all and full powers to manage said estates and to do any and all other things in any manner necessary and requisite in the handling of said trust estates.

(d) Any and all properties of any kind and character which the Trustees may receive originally by virtue of my Will may be retained by said Trustees in the exercise of their sole discretion and even though such property or properties would not be legal investments for trust funds, my said Trustees are, nevertheless, authorized to retain, hold and manage such properties and shall be not be liable for any depreciation, loss or dimunition in said trust estates that might result from so retaining such properties.

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(e) All of said powers shall be vested in my said Trustees whether said trust estates shall be, remain or become real, personal, or mixed property, or whether exercised pursuant to the general laws relating to the investment of trust estates, or otherwise.

(f) I direct that in making investments, the Trustees shall not purchase any notes, stocks, bonds, real estate, or any other property, which my corporate trustee, or any officers of any substitute or successor trustee bank may be directly or indirectly interested in.

(g) The Trustees mayadvance sums of money from time to time as loans to said trust estates and may execute on behalf of said trust esttates, notes and direct obligations of said trust estates secured by lien or liens upon the assets thereof.

(h) The Trustees shall have authority to hold securities or other property in the name of the Trustees or in the name of their nominee, with or without disclosure of this trust, the Trustee being responsible for the acts of such nominee affecting such property. The Trustees shall, also, have respecting securities, all the rights, powers and privileges of an owner, including, without limiting the foregoing powers, the power to give proxies, pay cost assessments and other sums deemed by the Trustees necessary for the protection of the trust estates, to participate in voting trusts, pooling agreements, foreclosures, reorganizations, consolkdations, mergers, and liquidation

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and in connection therewith to deposit securities with and transfer title to any protective or other committee under such terms as the Trustees may deem advisable, to exercise or sell stock subscription or conversion rights, regardless of any limitations elsewhere in this agreement relative to investments by the Trustees, and to accept and retain as an investment hereunder any securities received through the exercise of any of the foregoing powers.

(i) Said Trustees shall in no event be required to invest said trust estates in, or in its investments be confined to, the so-called "legal investments", such as securities in which trustees or fiduciaries may be required to invest trust funds under the laws of the State of Texas now in force or which may hereafter be enacted, but said Trustees may invest in such properties or securities as in their judgment may seem proper, and said Trustees may invest in and may hold not only divided, but undivided interest, in their discretion, and the Trustees may in their discretion purchase life insurance and/or annuities upon the life of any trust beneficiary hereunder or upon the life of anyone in whom said trust beneficiaries may have an insurable interest.

(j) The Trustees shall not be liable or accountable for any depreciation in the value of any such securities so purchased. If the said Trustee, in making said investments, shall pay more than the par

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value for any investment or shall purchase investments at a discount, they shall not be obligated to establish a sinking fund out of the income of said estates for repayment to the principal of the sums so paid over and above par, but the entire income of said securities shall be treated as income of said estates, nor shall they be required to amortize the discount, but the sum finally paid in discharge of the said securities at the par value over and above the purchase price of said securities shall be treated as the principal of the estates, and the Trustees are given the absolute power to determine what is principal and what is income, and the determination by the Trustees of what is principal and what is income shall be final in the administration and handling of said trust estates.

(k) No beneficiary of the trusts shall ever be held personally liable for any act or debt of said Trustees or of the trust estates.

(l) The enumeration herein of the powers of the Trustees shall not operate as a limitation upon any powers necessary for the faithful carrying out of the trusts, and no personal shall be required to look to the application to the purposes of the trusts of any properties or moneys paid to the Trustees, and the recital of any facts in any conveyance or instrument executed by the Trustees shall be prima facie evidence that such recitals are true and shall be accepted in all

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without proof.

(m) The Trustees shall assume no financial or other responsibility in connection with any act of omission or commission hereunder, save and except when such act of ommission or commission results from gross negligence or willful bad faith on the part of the Trustees, and the Trustees shall not be required to file any suit or resort to any legal proceedings in connection with any property or assets of the trust estates unless in their discretion they be first indemnified to their satisfaction by one or more of the beneficiaries of the trusts.

H.

The Corporate Trustee and its successors shall receive reasonable compensation for its services as such, not in excess, however, of the schedule of fees charged by other corporate fiduciaries performing like or similar services and assuming like or similar responsibilities at the time such compensation is earned, and the said Trustee shall have a first and prior lien on said trust estates to secure the payment of its fees as herein provided and for all reasonable advances, expenses and disbursements incurred or made by it hereunder.

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I.

Each and every beneficiary under the trusts is hereby restrained from, and are and shall, during the entire term hereof, be without right, power and authority to sell, transfer, pledge, mortgage, hypothecate, alienate, anticipate, or in any other manner affect or impair his or her or their beneficial and legal rights, titles, interests, claims and estates in and to the income and/or principal of the respective trusts, nor shall the rights, titles, interests and estates of any beneficiary thereunder be subject to the rights or claims of creditors of any beneficiary, nor subject nor liable to any process of law or court, and all of the income and/or principal under the trusts shall be transferable, payable and deliverable only, solely, exclusively and personally to the above designated beneficiaries thereunder at the time entitled to take the same under the terms of the trusts. Furthermore, the trustees shall in no way recognize or honor any assignment of or mortgage upon any portion of such trust estates executed by any beneficiary therein, and in any distribution by the Trustees of corpus or income in money and/or kind, the judgment of the Trustees shall be final and binding upon all beneficiaries thereunder.

This I make and publish as my last will, hereunto signing and subscribing my name, this the 24th day of July, A. D. 1946, in

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PARKIN PTG. & STA. CO., LITTLE ROCK

the presence of M. A. S. Kjonlang and Julia Timmins, as subscribing witnesses, who attest the same at my request.

/s/ E.Harold Conner
E. HAROLD CONNER, TESTATOR

The above instrument was here now published as his Last Will and signed and subscribed E. Harold Conner, the testator, in our presence, and we, at his request, in his presence and in the presence of each other, sign and subscribed our names thereto as attesting witnesses.

/s/ M. A. S. Kjonlang Name	3233 Charleston, Houston, Texas Address
/s/ Julia Timmins Name	335 First Natl. Bank Bldg. Address

FILED: August 15, 1957.
W. D. Miller Clerk
County Court Harris Co. Tex.
Lillian Hankins, Deputy

THE STATE OF TEXAS
COUNTY OF HARRIS

I, R. E. Turrentine, Jr., Clerk of the County Court of Harris County, do hereby certify that the above and foregoing is a true and correct Photostat Copy of Will in the matter of the Estate of E. Harold Conner, Deceased, as the same appears from the originals on

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WILL RECORD 4, PAGE 61
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file in this office, and bearing File No. 62,053.

Given under my hand and the seal of said Court, at my office in Houston, Texas, this the 29th day of January, A. D., 1960.

Clerk, County Court,
Harris County, Texas

By: Lois Chesnutt
Deputy.

NO. 62053

THE STATE OF TEXAS)
) ESTATE OF
COUNTY OF HARRIS) E. Harold Conner
Deceased.

On this the 28th day of August, A. D. 1957, personally appeared in open court Julia Timmins, who being duly sworn, deposes and says: That on the 24th day of July, A. D. 1946 she was present and saw E. Harold Conner sign the instrument filed in the court, on the 15th day of August, A. D. 1957, and now shown to her, bearing date of the 24th day of July, A. D. 1946, and purporting to be the last Will of him the said E. Harold Conner, and heard him publish and declare the same to be his last Will and Testament; that at the time of so signing and publishing the same, the said E. Harold Conner was over twenty-one (21) years of age; that this affiant and M. U. S. Kjorlaug whose signature appears on this instrument, on said 24th day of July, A. D. 1946, then being credible witnesses above the age of fourteen (14)

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