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PO Box 869, Bly, AR
BOOK 425 PAGE 290 - 792 72316
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Now
109-03312-995

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT the City of Blytheville, Arkansas, a municipal corporation, GRANTOR, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, cash in hand paid by Snyder Wholesale, Inc., an Arkansas corporation, GRANTEE, the amount, sufficiency and receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said Snyder Wholesale, Inc., an Arkansas corporation, GRANTEE, and unto its successors and assigns forever, the following-described property lying and being situated in the Chickasawba District of Mississippi County, Arkansas, to-wit:

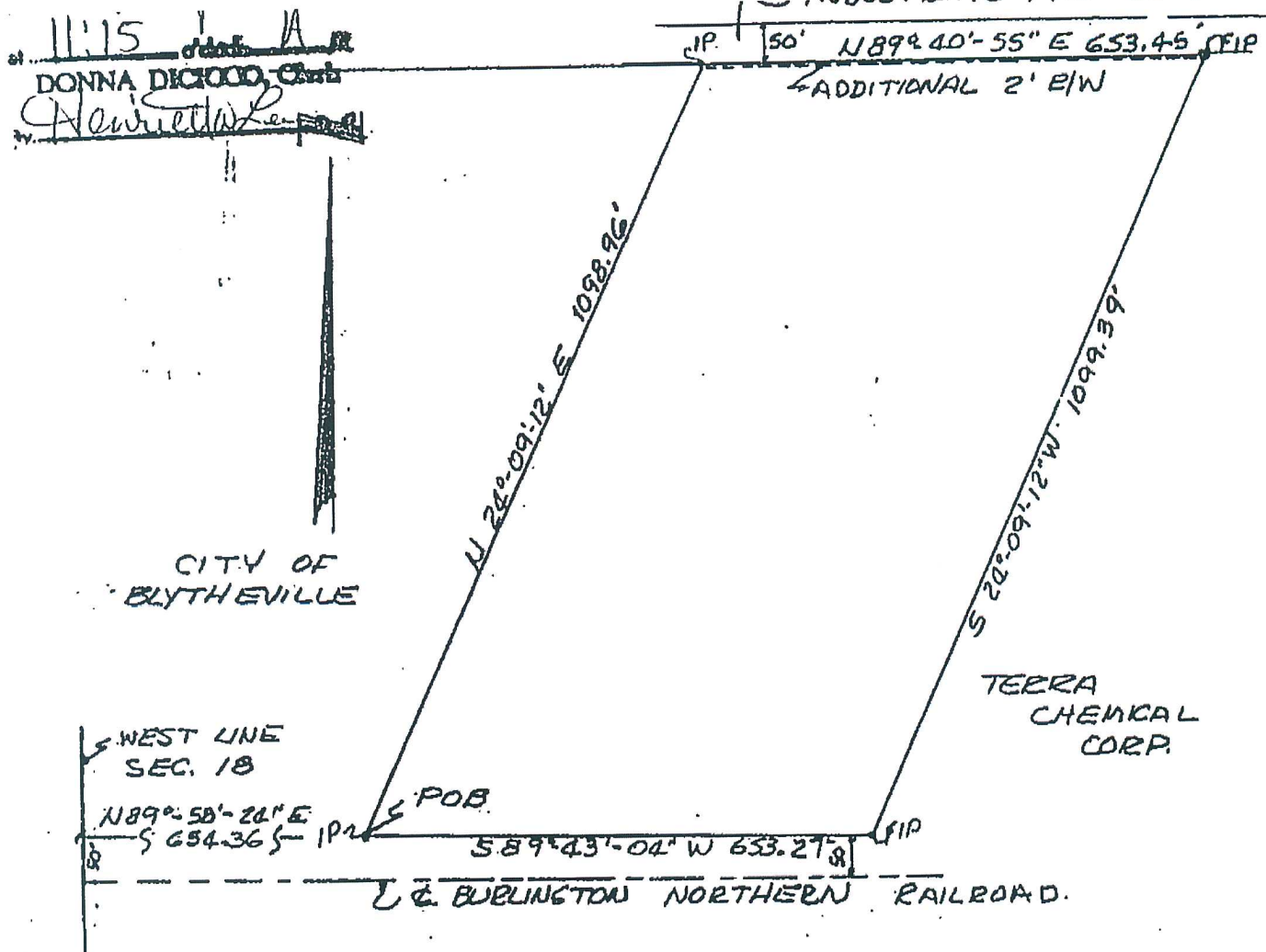
A tract of land in the South Half (S $\frac{1}{2}$) Northwest Quarter (NW $\frac{1}{4}$) Section 18, Township 15 North, Range 12 East, Chickasawba District, Mississippi County, Arkansas, more particularly described as follows: beginning at a point on the North right-of-way line of the Burlington Northern Railroad, point being N89°58'24"E 654.36 feet and 50 feet North of the point of intersection of the centerline of Burlington Northern Railroad with the West line of Section 18; thence from the point of beginning run N24°09'12"E 1098.96 feet; thence N89°40'55"E parallel with street right-of-way 653.45 feet to the Northwestern corner of the Terra Chemical Corp. property; thence S24°09'12"W along Northwestern boundary of Terra Chemical Corp. property 1099.39 feet to the North right-of-way of Burlington Northern Railroad, point also being the Southwestern corner of the Terra Chemical Corp. property; thence S89°43'04"W 653.27 feet along the North right-of-way line of railroad to the point of beginning, containing 15 acres, more or less, and subject to an additional 2-foot street right-of-way across the North side, as shown on plat prepared by Tom Talley, Registered Professional Land Surveyor, dated November 9, 1993, and filed of record in Plat Book 5, Page 29, Recorder's Office, Blytheville, Arkansas.

SUBJECT, HOWEVER, to existing easements and rights-of-way for streets, drains and public utilities, reservations and restrictions of record.

TO HAVE AND TO HOLD the same unto the said GRANTEE and unto its successors and assigns forever, with all appurtenances thereunto belonging.

And GRANTOR hereby covenants with the said GRANTEE that it will forever warrant and defend the title to said lands against all lawful claims whatsoever.

THIS INSTRUMENT PREPARED BY:
MIKE BEARDEN
ATTORNEY AT LAW
BLYTHEVILLE, ARKANSAS 72315



PLAT OF

A TRACT OF LAND IN THE SOUTH 1/2, NW 1/4, SEC. 18, T 15 N, R 12 E CHICKASAWBA DISTRICT, MISSISSIPPI COUNTY, AR. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF BURLINGTON NORTHERN RAILROAD, POINT BEING N 89° 58' - 24" E 654.36' & 50' NORTH OF THE POINT OF INTERSECTION OF THE CENTERLINE OF BURLINGTON NORTHERN RAILROAD WITH THE WEST LINE OF SEC. 18. THENCE FROM THE P.O.B. RUN N 24° 09' - 12" E 1098.96', THENCE N 89° 40' - 55" E PARALLEL WITH STREET RIGHT OF WAY 653.45' TO THE NORTHWESTERLY CORNER OF TERRA CHEMICAL CORP. PROPERTY, THENCE S 24° 09' - 12" W ALONG NORTHWESTERLY BOUNDARY OF TERRA CHEMICAL CORP. PROPERTY 1099.39' TO THE NORTH RIGHT OF WAY LINE OF BURLINGTON NORTHERN RAILROAD, POINT ALSO BEING THE SOUTHWESTERLY CORNER OF TERRA CHEMICAL CORP. PROPERTY THENCE S 89° 43' - 04" W 653.27' ALONG NORTH RIGHT OF WAY LINE OF RAILROAD TO THE POINT OF BEGINNING, CONTAINING 15 ACRES MORE OR LESS & SUBJECT TO AN ADDITIONAL 2' STREET RIGHT OF WAY ACROSS THE NORTH SIDE & OTHER EASEMENTS OF RECORDED DATE 9 NOV. 1993

I CERTIFY THAT
THIS SURVEY WAS
MADE BY ME & IS
TRUE & CORRECT
TO THE BEST OF

