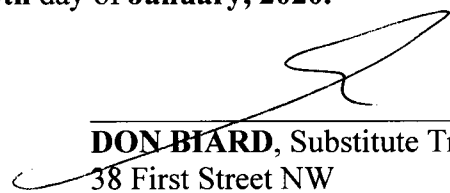


WITNESS MY HAND this **13th** day of **January, 2020**.



DON BIARD, Substitute Trustee
38 First Street NW
Paris, Texas 75460
(903) 785-1606

All that certain tract or parcel of land situated in Red River County, Texas, about 6-1/2 miles S 58° W from the town of Clarksville; part of the REUBEN GIDDENS SURVEY, ABSTRACT NO. 370, and being part of a called 49 acre tract of land (FIRST TRACT) described in Deed from Sallie Childres, et al, to Carl W. Childres, dated the 18th day of August, 1961, and recorded in Volume 305, Pages 82-85, Deed Records of Red River County, Texas, and part of a called 39.35 acre tract of land described in Deed from Louise Davidson, joined pro forma by husband, J. T. Davidson, to Carl W. Childres and wife, Blanche Childres, dated the 21st day of July, 1961, and recorded in Volume 222, Pages 362-364, Deed Records of Red River County, Texas; also being part of a 5.132 acre tract of land out of said 39.35 acre tract of land described in Deed of Trust from Carl W. Childres and wife, Blanche I. Childres, to Walter T. McKay, Trustee, for Farmers Home Administration, dated the 4th day of September, 1958, and recorded in Volume 9, Page 504, Amortization Records of Red River County, Texas, and being more particularly described as follows, to-wit:

BEGINNING at a 5/8 inch diameter R. S. Rod, in the South line of State Highway NO. 37, same being South, 718.275 feet and West, 2451.211 feet from the Northeast corner of said Reubin Giddens Survey and Northeast corner of said 49 acre tract of land; also same being the Northwest corner of a 23.915 acre tract of land described in Deed from Carl W. Childres and wife, Blanche I. Childres, to James R. Forrester and wife, Juliette Forrester, dated the 1st day of June, 1983, and recorded in Volume 349, Pages 36-38, Deed Records of Red River County, Texas;

THENCE S 29° 39' 04" E, a distance of 469.817 feet to a 5/8 inch diameter R. S. Rod at an inner corner of said 23.915 acre tract of land, in the North line of said 5.132 acre tract;

THENCE East, a distance of 120.797 feet to a 5/8" inch diameter R. S. Rod, at the Northeast corner of said 5.132 acre tract of land and an inner corner of said 23.915 acre tract;

THENCE South, a distance of 212.200 feet to an inner corner of said 23.915 acre tract, in the East line of said 5.132 acre tract of land;

THENCE N 55° 23' 01" W, a distance of 166.699 feet to a 5/8 inch diameter R. S. Rod, for a corner;

THENCE S 36° 15' 21" W, a distance of 223.501 feet to a 5/8 inch diameter R. S. Rod, set for a corner;

THENCE S 80° 47' 19" W, a distance of 127.023 feet to a 5/8 inch diameter R. S. Rod, set for a corner;

THENCE N 15° 59' 48" W, a distance of 295.275 feet to a 5/8 inch diameter R. S. Rod, set for a corner;

THENCE N 30° 08' 01" W, a distance of 304.418 feet to a 5/8 inch diameter R. S. Rod, set for a corner, in the South line of State Highway No. 37;

THENCE Northeasterly, along the South line of said highway, being a curve to the right (delta = 2° 39' 09", radius = 5679.650 feet, chord bearing and distance = N 56° 42' 26" E, 262.915 feet), an arc distance of 262.939 feet to a concrete marker at the end of said curve;

THENCE N 58° 02' 00" E, along the South line of said highway, a distance of 65.961 feet to the place of beginning and containing 5.139 acres of land, more or less.

Being the same land described in Deed from Carl W. Childres and wife, Blanche Childres, to Dan A. Bishop and wife, Charlotte A. Bishop, dated December 5, 1988, and recorded in Volume 403, Page 474, of the Deed Records of Red River County, Texas.

FILED FOR RECORD
1:13 o'clock P M. on

JAN 13 2020

Shawn Weemes
SHAWN WEEMES, COUNTY CLERK
RED RIVER CO., TX

EXHIBIT A