

JOB NAME: Armstrong Ave.-Stonebridge Rd. (Fayetteville)

JOB 040578

TRACT 71

FAP

**CONTRACT TO SELL**  
**REAL ESTATE FOR HIGHWAY PURPOSES**

Grantor: Robert H. Hill and Lynne A. Hill, Robert A. Nickle and Melinda Nickle, Charles R. Nickle and Pamela T. Nickle, Co-Trustees of The Charles & Pamela Nickle Revocable Trust  
Address: 3024 North Market  
Fayetteville, AR 72703

Grantee: ARKANSAS STATE HIGHWAY COMMISSION

IN CONSIDERATION of the benefits that will inure to the Grantor(s) and the public, the undersigned does hereby give and grant to the Arkansas State Highway Commission, an agency of the State of Arkansas, upon the terms and conditions hereinafter stated, the right to purchase the following described real estate, save and except the oil and gas only therein and thereunder, situated in the County of Washington, State of Arkansas, to wit:

LEGAL DESCRIPTION

Part of the Northwest Quarter of the Northeast Quarter of Section 23, Township 16 North, Range 30 West, Washington County, Arkansas, more particularly described as follows:

Commencing at a point being used as the East Sixteenth Corner of Section's 14 and 23; thence South 02° 45' 40" West along the East line of the Northwest Quarter of the Northeast Quarter of Section 23 a distance of 526.82 feet to a point on the Southerly right of way line of State Highway 16 as established by AHTD Job 4999; thence South 79° 06' 00" West along said right of way line a distance of 62.03 feet to a point; thence South 67° 27' 48" West along said right of way line a distance of 56.96 feet to the POINT OF BEGINNING; thence South 00° 13' 18" East a distance of 4.93 feet to a point on the Southerly right of way line of State Highway 16 as established by AHTD Job 040578; thence South 86° 30' 11" West along said right of way line a distance of 115.66 feet to a point; thence South 88° 29' 11" West along said right of way line a distance of 98.89 feet to a point; thence North 00° 11' 19" West a distance of 11.43 feet to a point on the Southerly right of way line of State Highway 16 as established by AHTD Job 4999; thence South 86° 27' 18" East along said right of way line a distance of 82.54 feet to a point; thence North 86° 24' 42" East along said right of way line a distance of 132.20 feet to the point of beginning and containing 0.03 acres or 1,274 square feet more or less as shown on plans prepared by the AHTD referenced as Job 040578.