

Thence N 65° 58' E along the southeasterly line of said building, a distance of 27.0 feet to a point on said southeasterly building line;

Thence S 48° 29' E, a distance of 125.6 feet to an iron pin in property line of Section 2, Lockwood Heights Subdivision;

Thence S 59° 30' W along said property line, a distance of 132.5 feet to an iron pin at corner of property now or formerly owned by L & H Enterprises;

Thence N 47° 50' W along boundary of said L & H Enterprises property, to an iron pin in the southeasterly right of way line of Bramlett Road;

Thence N 59° 20' E along said southeasterly right of way line of Bramlett Road to the POINT OF BEGINNING of the herein described tract, containing 0.69 acre of land, more or less;

TOGETHER WITH the following two easements on, over and across a 0.68 acre tract adjoining the above described 0.69 acre tract on the Northeast, said easements to be used for purposes of ingress to and egress from the above described 0.69 acre tract and for installation of water, gas and electrical utility lines:

(1) Beginning at the Point of Beginning of the above described 0.69 acre tract;

Thence N 59° 20' E along the southeasterly right of way line of Bramlett Road, a distance of 40.2 feet to a railroad spike;

Thence S 42° 42' E, a distance of 142.2 feet to a point at the corner of a gate;

Thence N 57° 20' W, a distance of 155.6 feet to the Point of Beginning of the herein described easement, containing 2,794 square feet, more or less;

AND

(2) Beginning at an iron pin at the intersection of the southwesterly right of way line of White Horse Road and the aforesaid property line of Section 2, Lockwood Heights Subdivision, being the most easterly corner of the aforesaid 0.68 acre adjoining tract;

Thence S 59° 30' W along said property line of Section 2, Lockwood Heights Subdivision, a distance of 67.2 feet to an iron pin;

Thence N 48° 29' W, a distance of 54.0 feet to a fence corner;

Thence N 59° 30' E, a distance of 67.8 feet to an iron pin in said southwesterly right of way line of White Horse Road;

Thence S 47° 44' E along said right of way line, a distance of 54.0 feet to the Point of Beginning of the herein described easement, containing 3,483 square feet, more or less.

The above described 0.69 acre tract is SUBJECT TO a non-exclusive maintenance easement on, over and across a strip of land five feet in width along the southeast side of the building referred to hereinabove and a strip of land nine feet in width along the southwest side of said building.

The above described 0.69 acre tract and the aforesaid 0.68 acre adjoining tract are mutually SUBJECT TO easements for the continued existence and use of water lines and septic tanks, lines and fields which were in existence as of the date of conveyance of said 0.68 acre tract from Reproco, Inc. to Auto Brokers, Inc.

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