

DeSoto Parish Recording Page

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First VENDOR

WELLS, W HOLLEY SUCSN

First VENDEE

WELLS, LEAILA D

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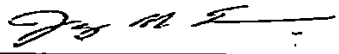
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RECEIVED & FILED
DE SOTO PARISH, LA
SUCCESSION NUMBER 80,666
OF 2021 AUG -9 AM 11:02 FORTY-SECOND JUDICIAL DISTRICT COURT
W. HOLLEY WELLS : DE SOTO PARISH, LOUISIANA

JUDGMENT OF POSSESSION

Considering the testament of the deceased, W. Holley Wells, which has been duly probated in ancillary proceedings by this Court, the joint petition for possession, and the record of this proceeding, satisfactory proof having been submitted to the Court that no death taxes are due by the legatees to the State of Louisiana, the law and evidence entitling petitioners to the relief prayed for, and for the reasons this day orally assigned,

IT IS ORDERED, ADJUDGED AND DECREED that:

I. Leaila D. Wells and Robert H. Wells are recognized as the particular legatees of the deceased, W. Holley Wells, and, as such, the owners and sent into possession of all separate property belonging to the succession of the deceased situated in the state of Louisiana in the proportion of an undivided one-half (1/2) interest to each, including specifically the following separate immovable property, to wit:

SEPARATE IMMOVABLE PROPERTY

Tract 1. The East Half of the Northeast Quarter of Section 22, Township 13 Township North, Range 16 West, DeSoto Parish, Louisiana, less and except: 10 acres on the West side thereof described as beginning at the Northwest corner of the East Half of the Northeast Quarter, thence South 2640 feet, thence East 165 feet, thence North 2640 feet, thence West 165 feet to the point of beginning, leaving 70 acres, more or less.

Tract 2. The East Half of the Southeast Quarter; the Southwest Quarter of the Southeast Quarter, and 16 acres off the South side of the Northwest Quarter of the Southeast Quarter, described as beginning at the Southeast corner of the Northwest Quarter of the Southeast Quarter and run West 20 chains, thence North 8 chains, thence East 20 chains, thence South 8 chains, to the point of beginning, all in Section 22, Township 13 North, Range 16 West, DeSoto Parish, Louisiana, and containing 136 acres, more or less.

Tract 3. Begin at a point 30 chains South of the Northeast corner of the Northwest Quarter of Northeast Quarter of Section 22, Township 13 North, Range 16 West, DeSoto Parish, Louisiana, and run thence South 22 chains; thence West 12.5 chains; thence North 14.7 chains; thence West 7.5 chains; thence North 7.3 chains; thence East 20 chains to the point of beginning, containing 32.75 acres, more or less.

Tract 4. Beginning at the Northwest corner of the Northeast Quarter of Section 22, Township 13 North, Range 16 West, DeSoto Parish, Louisiana, run East 10 chains, South 30 chains, West 10 chains, North 30 chains to place of beginning, containing 30 acres, more or less, together with all buildings and improvements thereon.

OIL GAS AND OTHER MINERALS

All of the separate oil, gas and other fugacious minerals owned by the deceased at the time of his death in and to Tracts 1, 2, 3 and 4 described hereinabove, all in Section 22, Township 13 North, Range 16 West, DeSoto Parish, Louisiana.



II A. Leaila D. Wells is recognized as the surviving spouse in community of the deceased, W. Holley Wells, and, as such, the owner, and is sent into possession of an undivided one-half (1/2) interest in all of the property belonging to the community of acquets and gains formerly existing between her and the deceased situated in the State of Louisiana which includes but is not limited to the community property described herein below.

II B. Robert H. Wells is recognized as the particular legatee of the deceased of his undivided interest in ant to all of said community property and as such the owner and sent into possession of an undivided one-half (1/2) interest therein which includes, but is not limited to the community property specifically described as follows:

COMMUNITY PROPERTY

IMMOVABLE PROPERTY

Tract 5. A tract of land containing 55.80 acres, more or less, situated in Section 22, Township 13 North, Range 16 West, DeSoto Parish, Louisiana and described as beginning at a point 10 chains South and 22.85 chains East from the Southwest corner of the Northwest Quarter of Section 22, Township 13 North, Range 16 West, and running North 12.70 chains, thence East 24.65 chains, thence South 14.70 chains; thence 7.50 chains West; thence North 2 chains; thence West 17.15 chains to place of beginning, together with all buildings and improvements situated thereon; and a tract of land described as Beginning 50 chains South of the Northwest Corner of Section 22, Township 13 North, Range 16 West, run thence North 12.70 chains; thence East 22.85 chains; thence South 12.70 chains; thence West 22.85 chains to the place of beginning, less and except that portion thereof lying West of the Logansport-Belle Bower Road, together with all buildings and improvements situated thereon, and subject to a 1/16th royalty reservation made on August 22, 1964, as to the Western most 23 acres.

Tract 6. Tract No. 3 of that certain map of survey dated August 19, 1992 by Farmer, Downs and Associates, Consulting Engineer and Land Surveyor, together with all buildings and appurtenances appertaining thereto, more particularly described as follows: Beginning at a point South 00 degrees 29 minutes 22 seconds West 1039.37 feet from the Northeast Corner of the Northeast Quarter of Northwest Quarter of Section 22, Township 13 North, Range 16 West, DeSoto Parish, Louisiana, a 1½ iron pipe set for a corner and point of beginning, thence West 2504.59 to a 1 inch iron pipe set for a corner on the West right of way of what is commonly known as The Cool Springs- Bell Bower Road, from which a 1½ inch iron pipe is set East 66.65 for a reference corner; thence with the West right of way of said road South 08 degrees 22 minutes 10 seconds East 535.30 feet to a ½ inch iron pipe found for a corner and South 08 degrees 21 minutes 10 seconds East 147.18 feet to a 1 inch iron pipe set for a corner from which a 1½ inch iron pipe is set East 66.0 feet for a reference corner; thence East 2399.53 feet to a 1½ inch iron pipe set for a corner; thence North 00 degrees 29 minutes 22 seconds East 675.09 feet to the point of beginning, containing 38 acres of land, more or less.

Tract 7. An undivided 3/8th interest in and to The South Half of the Southwest Quarter and all of the South Half of the North Half of the Southwest Quarter of Section 22, lying East of the Logansport-Shreveport Road, all in Township 13 North, Range 16 West, DeSoto Parish, Louisiana, containing 100 acres, more or less.

Tract 8. An undivided 3/8th interest in and to a tract of land containing 40 acres, more or less, described as Beginning at a point 10 chains East of the Northwest Corner of the Northeast Quarter of Section 22, Township 13 North, Range 16 West, DeSoto Parish, Louisiana, running thence East 10 chains, thence South 30 chains, thence West 10 chains, thence North 30 chains to place of beginning, containing 30 acres, more or less, and Beginning at the Northwest corner of the East Half of the Northeast Quarter of Section 22, Township 13 North Range 16 West, DeSoto Parish, Louisiana, run thence South 2,640 feet, thence East 165 feet, thence North 2,640 feet, thence West 165 feet to the point of beginning, containing 10 acres, more or less.



Tract 9. Tract No. 4 of that certain map of survey dated August 19, 1992 by Farmer, Downs and Associates, Consulting Engineer and Land Surveyor, together with all buildings and appurtenances appertaining thereto, more particularly described as follows: Beginning at a point South 00 degrees 29 minutes 22 seconds West 1714.46 feet from the Northeast Corner of the Northeast Quarter of Northwest Quarter of Section 22, Township 13 North, Range 16 West, DeSoto Parish, Louisiana, a 1½ inch iron pipe set for a corner and point of beginning, thence South 00 degrees 29 minutes 22 seconds West 720.94 feet to a 1 inch iron pipe set for a corner; thence North 89 degrees 16 minutes 08 seconds West 2287.79 feet to a 1 inch iron pipe set for a corner on the West right of way of what is commonly known as the Cool Springs-Bell Bower Road, from which a 1½ inch iron pipe is set South 89 degrees 16 minutes 08 seconds East 60.86 feet for a reference corner; thence with the West right of way of said road North 08 degrees 53 minutes 31 seconds West 394.96 feet to a ½ inch iron pipe found for a corner, and North 08 degrees 21 minutes 10 seconds West 3076.52 feet to a 1 inch iron pipe set for a corner from which a 1½ inch iron pipe is set East 66.0 feet for a reference corner; thence East 2399.53 feet to the point of beginning, containing 38.00 acres of land, more or less.

Tract 10. A tract of land, containing 107 acres, more or less, situated in Section 25, Township 13 North, Range 16 West, DeSoto Parish, Louisiana, together with all buildings and improvements situated thereon and all rights and appurtenances appertaining thereto, including specifically but without limitation all oil, gas and other like fugacious minerals, more particularly described as follows: The Northwest Quarter of the Southeast Quarter less fifteen acres off the West side of same and the Northeast Quarter of the Southeast Quarter less all that part of same lying East of the H. & S. Railroad; the Northeast Quarter of the Southwest Quarter; and a tract described as beginning at the Northwest corner of the Northwest Quarter of the Southeast Quarter for a place of beginning, thence South 440 yards, thence East 165 yards, thence North 440 yards, thence West 165 yards to the place of beginning; all in Section 25, Township 13 North, Range 16 West, DeSoto Parish, Louisiana, less and except:

A 11.675 acre tract of land located in the Northwest Quarter of the Southeast Quarter of Section 25, Township 13 North, Range 16 West, DeSoto Parish, Louisiana, being more fully described as follows: Commence at a found Concrete Monument for the Southeast corner of Section 25, Township 13 North, Range 16 West; thence North 88 degrees 44 minutes 55 seconds West, a distance of 1660.75 feet; thence North 01 degree 15 minutes 05 seconds East, a distance of 1351.58 feet to the North right of way of Cool Springs Road, for the point of beginning, and the Southeast corner of the tract herein described as follows: Thence North 88 degrees 58 minutes 58 seconds West, along said road right of way, a distance of 546.12 feet to a set 1/2 inch Iron Pipe; thence North 01 degree 48 minutes 09 seconds East, a distance of 1066.51 feet to a set 1/2 inch Iron Pipe; thence South 79 degrees 48 minutes 10 seconds East, a distance of 449.17 feet to a set 1/2 inch Iron Pipe; thence South 04 degrees 02 minutes 36 seconds East, a distance of 998.64 feet to a set 1/2 inch Iron Pipe and the point of beginning;

and

A 0.111 acre tract of land located in the Northwest Quarter of the Southeast Quarter of Section 25, Township 13 North, Range 16 west, DeSoto Parish, Louisiana, being more fully described as follows: Commence at a found Concrete Monument for the Southeast corner of Section 25, Township 13 North, Range 16 West; thence North 88 degrees 44 minutes 55 seconds West, a distance of 560.44 feet; thence North 01 degree 15 minutes 05 seconds East, a distance of 1355.58 feet to the intersection to the North right of way of Cool Springs Road and West right of way of Louisiana State Highway No. 5, said point of being the point of beginning, and the Southeast corner of the tract herein described: Thence North 88 degrees 47 minutes 58 seconds West, along said North right of way of Cool Springs Road, a distance of 100.0 feet to a set 1/2 inch Iron Pipe; thence North 18 degrees 41 minutes 22 seconds East, a distance of 50.0 feet to a set 1/2 inch Iron Pipe; thence South 88 degrees 47 minutes 42 seconds East, to the West right of way of Louisiana State Highway No. 5, a distance of 102.68 feet to a set 1/2 inch Iron Pipe; thence along said right of way in a curve having a chord of South 21 degrees 34 minutes 07 seconds West, 50.86 feet, a radius of 2762.64 feet, an arc length of 50.86 feet, to a set 1/2 inch Iron Pipe and the point of beginning.

Leaving 95.214 acres, more or less.



Tract 11, Lots 1, 2, 3, and 4 of Block 11 of Town of Longstreet situated in Section 19, Townsh13 North, Range 15 West, DeSoto Parish, Louisiana, as per plat thereof of record in the DeSoto Parish Conveyance Records, together with all buildings and improvements situated thereon.

OIL & GAS MINERAL INTEREST

All of the community oil, gas and other fugacious minerals owned by the deceased at the time of his death in and to Tracts 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 described hereinabove, all in Section 22, Township 13 North, Range 16 West, DeSoto Parish, Louisiana.

All of the oil, gas and other fugacious minerals owned by the deceased at the time of his death in and to Tract 11 described hereinabove, all in Section 25, Township 13 North, Range 16 West, DeSoto Parish, Louisiana.

MISCELLANEOUS PROPERTY

All livestock owned by the deceased, W. Holley Wells, situated in the state of Louisiana at the time of his death, consisting of 5 bulls, 50 heifers and 30 calves.

III. All banks, companies and all other entities having on deposit, escrow or in their possession or under their control any money, credits or other property belonging to the estate of the deceased, W. Holley Wells, are hereby required to deliver or pay them as set forth in this judgment.

IV. Leaila D. Wells, individually and as the duly appointed and qualified Independent Executrix herein is relieved, released and hereby discharged from any and all liability or responsibility in connection with this office as Independent Executrix of this succession, reserving to her, however the authority to file fiduciary income tax returns for the Estate and to execute and deliver any documents and transfers, and to record the same, and to do any all things that may be required in the orderly termination of the Estate, and to defend, if necessary, any claims or appeals from the rendering of a Judgment of Possession herein, and to withdraw funds from the succession account for the payment of future administrative expenses, as they become due, to conclude this matter and in due course to disburse any remaining funds derived in connection with the administration of the Louisiana properties.

Judgment signed in Chambers in Mansfield, DeSoto Parish, Louisiana, this 9th day of August, 2021.


DISTRICT JUDGE