All that part of the Northwest Quarter (NW-1/4) of Section.35. lying North and East of the centerline of Cache River; also 35 acres off of the South side of the that part of the West Half (W-1/2) of Section 26. lying Southwest of the right-of-way line of the "Mound City Branch" of the Illinois Central Railroad Company, and North of Cache River, except those Illinois Central Railroad Company, and North of Cache River, except those portions conveyed for highway purposes: ALSO a perpetual easement for roadway purposes to provide the Grantee, her respective heirs, assigns, Successors and legal representatives forever ingress and egress along and across the existing farm roadways running from U. S. Route 51 westerly along and across the West one-half (W-1/2) of Section 26 to the lands herein conveyed; all of the above being situated in Township 16S, Range 1 State of Illinois.