

2003.33843.001

SHARON L. BIRKMAN
RECORDER OF DEEDS
FRANKLIN COUNTY
STATE OF MISSOURI

CP
PAGES: 3
FEE: \$30.00
REFERENCE # 2003-33843
DATE: 12/24/2003
TIME: 11:06AM



CK# 9140 (5700) 3000

EASEMENT DEED

This Deed made and entered into this 10 day of November, 2003 by and between Grantor, WAYNE E. BROWN, unmarried surviving spouse of Dorothy Brown, who died on April 14 2001, party of the first part, and Grantee, MICHELE B. JONES, formerly known as MICHELE B. BROWN, party of the second part.

Whereas, the party of the first part is the owner of the following described property situated in Franklin County, Missouri, to-wit:

The Southeast qr. of the Southwest qr. of Section Twelve (12), Township Forty-One (41) North, Range One (1) East of the 5th P.M., EXCEPTING THEREFROM the North 165 feet thereof.

Whereas, the party of the second part is owner of the following described property situated in Franklin County, Missouri, to-wit:

The Northeast qr. of the Southwest qr. containing 40 acres, more or less. Part of the Southeast qr. of the Southwest qr. described as follows: Beginning at the Northwest corner of said qr. qr. section, thence East on the North line of said qr. qr. section to the Northeast corner of said qr. qr. section, thence South on the East line of said qr. qr. section 165 feet, thence West parallel with the North line of said qr. qr. Section to a point in the West line thereof, thence North on said West line 165 feet to the point of beginning, containing 5 acres, more or less. All in section Twelve (12), Township Forty-One (41) North, Range One (1) East of the 5th P.M.

WITNESSETH, that the said party of the first part for and in consideration of the sum of One Dollar (\$1.00) paid by the party of the second part, the receipt of which is hereby acknowledged, does by these presents GRANT unto Grantee, MICHELE B. JONES, formerly known as MICHELE B. BROWN, party of the second part.

Non-exclusive easements for ingress and egress and utility use over the following properties:

Part of the Southeast qr. of the Southwest qr. of Section Twelve (12), Township Forty-One (41) North, Range One (1) East of the 5th P.M., more fully described as follows: Beginning at a point North 87 degrees 29' 09" East 30.00 feet from the Southwest corner of said qr. qr. section, thence North 00 degrees 55' 11" East 430.00 feet to a point, thence South 04 degrees 24' 53" East 429.46 feet to a point, thence South 87 degrees 29' 09" West 40.00 feet to the point of beginning, as per plat of survey by Buescher Ditch & Assoc., Inc. in January, 2003.

Part of the Southeast qr. of the Southwest qr. of Section Twelve (12), Township Forty-One (41) North, Range One (1) East of the 5th P.M., more fully described as follows: Beginning at a point South 00 degrees 55' 11" West 165.00 feet from the Northwest corner of said qr. qr. section, thence North 87 degrees 03' 02" East 445.81 feet to a point, thence South 47 degrees 56' 58" East 28.28 feet to a point, thence South 42 degrees 03' 02" West 28.28 feet to a point, thence South 87 degrees 03' 02" West 315.63 feet to a point, thence along a curve deflecting to the left and having a radius of 110.00 feet and an arc length of 165.36 feet to a point, thence South 87 degrees 03' 02" West 30.00 feet to a point, thence North 00 degrees 55' 11" East 142.90 feet, more or less, to the point of beginning, as per plat of survey by Buescher Ditch & Assoc., Inc. in January, 2003.

To have and to hold the said easement, together with all rights and appurtenances to the same belonging, unto the said party of the second part, and to her heirs and assigns forever.

IN WITNESS WHEREOF, the said party of the first part and party of the second part have executed these presents the day and year first above written.

Wayne E Brown
WAYNE E. BROWN
Party of the First Part

Michele B Jones
MICHELE B. JONES
Party of the Second Part