

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, ADOPTING AN AMENDMENT TO THE ZONING MAP OF THE CITY OF OSAGE BEACH, MISSOURI. BY REZONING APPROXIMATELY 5 ACRES AS DESCRIBED IN REZONING CASE NO. 419.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF OSAGE BEACH, AS FOLLOWS, TO WIT:

Section 1. That the real estate, generally described as approximately 5 acres and contained in the legal description contained in "Exhibit A" attached hereto is hereby amended C-1 (General Commercial) as under the terms and conditions in Rezoning Case No. 419.

See Exhibit A: Property Boundary Description.

Section 2. That the development as described herein and referred to as Case 419 shall conform to the provisions for the approved zones as listed in the Osage Beach Code of Ordinances.

Section 3. That this Ordinance shall be in full force and effect upon date of passage and the approval of the Mayor.

READ FIRST TIME: June 2, 2022 READ SECOND TIME: June 16, 2022

I hereby certify that the above Ordinance No. 22.36 was duly passed June 16, 2022 by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes: 6 Nays: 0 Abstentions: 0 Absent: 0

This Ordinance is hereby transmitted to the Mayor for his signature.

June 16, 2022
Date

Tara Berreth
Tara Berreth, City Clerk

Approved as to form:

Edward B. Rucker
Edward B. Rucker, City Attorney

I hereby APPROVE Ordinance 22.36.

June 16, 2022
Date

Michael Harmison
Michael Harmison, Mayor

ATTEST:

Tara Berreth
Tara Berreth, City Clerk

TRUSTEE'S GENERAL WARRANTY DEED

THIS DEED, made and entered into on the 22nd day of May, 2017, by and between

LO-22997-17
ITS

Grantor(s): Gary M. Peters, Trustee of Indenture of Trust, of Gary M. Peters dated October 28, 1993

Grantee(s): Phoenix Property Development, L.C., a Missouri Limited Liability Company

Whose address is: 6241 Osage Beach Parkway, Osage Beach, MO 65065

WITNESSETH, that the said grantor(s), for and in consideration of the sum of One Dollar and other valuable considerations paid by the said grantee, the receipt of which is hereby acknowledged, does or do by these presents **GRANT, BARGAIN, AND SELL, CONVEY AND CONFIRM** unto the said grantee, the following described Real Estate, situated in the County of Camden, State of Missouri as to-wit:

A tract of land in the Southwest Quarter of the Northeast Quarter of Section 21, Township 39 North, Range 16 West, and being a part of a tract as described in Book 132, Page 213, and Book 135, Page 501, Camden County Records, Camden County, Missouri, more particularly described as follows: Beginning at a gas pipe at the center of said Section 21, thence North 01 degree 17 minutes 46 seconds East, along the quarter section line 655.15 feet to a gas pipe at the Northwest corner of said tract as described in Book 135, Page 501; thence leaving the quarter section line South 89 degrees 39 minutes 17 seconds East along the North line of said tract 58.76 feet to a point on Easterly right-of-way of Proposed Route 54, and the true point of beginning; thence continuing South 89 degrees 39 minutes 17 seconds East, 255.89 feet, to the Westerly right-of-way of U.S. Highway No. 54; thence South 21 degrees 23 minutes 49 seconds East, along said Westerly right of way 223.60 feet to Southerly line of said tract as described in Book 132, Page 213; thence South 72 degrees 04 minutes 46 seconds West, along said Southerly line 243.67 feet to a point on the Easterly right of way of said Proposed Route 54, thence Northwesterly along said Easterly right-of-way the following courses: thence North 22 degrees 23 minutes 02 seconds West, 212.89 feet; thence North 14 degrees 28 minutes 36 seconds West, 90.73 to the true point of beginning. Bearings relative to the plan of said Proposed Route 54.

BEING ALSO DESCRIBED AS FOLLOWS:

All that part of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section Twenty-one (21), Township Thirty-nine (39) North, Range Sixteen (16) West, described as follows:

Beginning at the center section corner of said Section Twenty-one (21) and run North along quarter section line 315.3 feet to an iron pin for the point of beginning of tract hereby described, thence continue North along said quarter section line 242.4 feet; thence East 382.2 feet to the Westerly side of U.S. Highway No. 54 to an iron pin; thence Southeasterly along said Highway 54, 103.0 feet to an iron pin; thence South 69 degrees 00 minutes West 442.4 feet to point of beginning.

ALSO, Part of the Southwest Quarter of the Northeast Quarter of Section Twenty-one (21), Township Thirty-nine (39) North, Range Sixteen (16) West, described as follows: From the Northwest corner of the said Southwest Quarter of the Northeast Quarter, run South along the West line of said quarter quarter 677.6 feet for the beginning point of tract hereby conveyed; thence continue South 105 feet to the Northwest corner of the Charles Asby tract; thence East along the North line of the Asby property, 422.6 feet to the centerline of U.S. Highway No. 54; thence Northwest along the centerline of Highway, 112.1 feet to the Southeast corner of the Walter W. Bates property; thence West along the South line of Bates property, 378.9 feet to the beginning point. Subject to right of way for U.S. Highway 54.

SAVE AND EXCEPT

A tract of land situated in the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section Twenty-one (21), Township Thirty-nine (39) North, Range Sixteen (16) West, in the County of Camden, State of Missouri, more particularly described as follows :

Two tracts of land described as follows:

1) All the land of said grantors which lies within a strip of land lying on the left or East side of, and adjoining the hereinafter described centerline of Proposed Route 54, being 175 feet wide at Station 356+20 and narrowing on a direct line to a strip of land 150 feet wide at Station 358+00; thence on a strip of land 150 feet wide, parallel to and adjoining said centerline from Station 358+00 to Station 361+00.

- 2) A triangle tract of land described as follows: Bounded on the Northwest by grantors Northwest property line; bounded on the East by the hereinafter described Proposed Route 54 centerline, and bounded on the South by grantors Southerly property line.

The centerline of Proposed Route 54 is described as follows: Commencing at a pointed native stone 16 inches above ground in a pile of rocks, in the Southwest corner of the Northwest Quarter (NW ¼), in Section Twenty-one (21), Township Thirty-nine (39) North, Range Sixteen (16) West; thence North 69 degrees 33 minutes 01 second East a distance of 2536.45 feet to P.T. Station 353+84.69; thence South 22 degrees 23 minutes 02 seconds East a distance of 715.31 feet to Station 361+00.

All abutter's rights of direct access between the highway now known as Proposed Route 54 and grantor's abutting land in the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section Twenty-one (21), Township Thirty-nine (39) North, Range Sixteen (16) West.

Parcel No.: 08 5.0 21.0 000.0 002 018.000

Trustees are duly acting and qualified Trustees under said Trust;
The Trust has not been amended, revoked, or cancelled and is in full force and effect; and
The Trustees have the full and complete powers and authority to sell the subject property

Property Address: 6215 Osage Beach Parkway, Osage Beach, MO 65065

Said property is not subject to any right of way, easements or party walls except as follows:

NONE

The property referred to herein is briefly described as follows:

A tract of land in the Southwest Quarter of the Northeast Quarter of Section 21, Township 39 North , Range 16 West, and being a part of a tract as described in Book 132, Page 213, and Book 135, Page 501, Camden County Records, Camden County, Missouri, more particularly described as follows: Beginning at a gas pipe at the center of said Section 21, thence North 01 degree 17 minutes 46 seconds East, along the quarter section line 655.15 feet to a gas pipe at the Northwest corner of said tract as described in Book 135, Page 501; thence leaving the quarter section line South 89 degrees 39 minutes 17 seconds East along the North line of said tract 58.76 feet to a point on Easterly right-of-way of Proposed Route 54, and the true point of beginning; thence continuing South 89 degrees 39 minutes 17 seconds East, 255.89 feet, to the Westerly right-of-way of U.S. Highway No. 54; thence South 21 degrees 23 minutes 49 seconds East, along said Westerly right of way 223.60 feet to Southerly line of said tract as described in Book 132, Page 213; thence South 72 degrees 04 minutes 46 seconds West, along said Southerly line 243.67 feet to a point on the Easterly right of way of said Proposed Route 54, thence Northwestery along said Easterly right-of-way the following courses: thence North 22 degrees 23 minutes 02 seconds West, 212.89 feet; thence North 14 degrees 28 minutes 36 seconds West, 90.73 to the true point of beginning. Bearings relative to the plan of said Proposed Route 54.

BEING ALSO DESCRIBED AS FOLLOWS:

All that part of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section Twenty-one (21), Township Thirty-nine (39) North, Range Sixteen (16) West, described as follows:

Beginning at the center section corner of said Section Twenty-one (21) and run North along quarter section line 315.3 feet to an iron pin for the point of beginning of tract hereby described, thence continue North along said quarter section line 242.4 feet: thence East 382.2 feet to the Westerly side of U.S. Highway No. 54 to an iron pin: thence Southeastery along said Highway 54, 103.0 feet to an iron pin; thence South 69 degrees 00 minutes West 442.4 feet to point of beginning.

ALSO, Part of the Southwest Quarter of the Northeast Quarter of Section Twenty-one (21), Township Thirty-nine (39) North, Range Sixteen (16) West, described as follows: From the Northwest corner of the said Southwest Quarter of the Northeast Quarter, run South along the West line of said quarter quarter 677.6 feet for the beginning point of tract hereby conveyed; thence continue South 105 feet to the Northwest corner of the Charles Asby tract; thence East along the North line of the Asby property, 422.6 feet to the centerline of U.S. Highway No. 54: thence Northwestery along the centerline of Highway, 112.1 feet to the Southeast corner of the Walter W. Bates property; thence West along the South line of Bates property, 378.9 feet to the beginning point. Subject to right of way for U.S. Highway 54.

SAVE AND EXCEPT

A tract of land situated in the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section Twenty-one (21), Township Thirty-nine (39) North, Range Sixteen (16) West, in the County of Camden, State of Missouri, more particularly described as follows :

Two tracts of land described as follows:

- 1) All the land of said grantors which lies within a strip of land lying on the left or East side of, and adjoining the hereinafter described centerline of Proposed Route 54, being 175 feet wide at Station 358+20 and narrowing on a direct line to a strip of land 150 feet wide at Station 358+00; thence on a strip of land 150 feet wide, parallel to and adjoining said centerline from Station 358+00 to Station 381+00.
- 2) A triangle tract of land described as follows: Bounded on the Northwest by grantors Northwestery property line: bounded on the East by the hereinafter described Proposed Route 54 centerline, and bounded on the South by grantors Southerly property line.

The center line of Proposed Route 54 is described as follows: Commencing at a pointed native stone 16 inches above ground in a pile of rocks, in the Southwest corner of the Northwest Quarter (NW ¼), in Section Twenty-one (21), Township Thirty-nine (39) North, Range Sixteen (16) West; thence North 69 degrees 33 minutes 01 second East a distance of 2536.45 feet to P.T. Station 353+84.69; thence South 22 degrees 23 minutes 02 seconds East a distance of 715.31 feet to Station 361+00.

All abutter's rights of direct access between the highway now known as Proposed Route 54 and grantor's abutting land in the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section Twenty-one (21), Township Thirty-nine (39) North, Range Sixteen (16) West.

The undersigned further states to the best of their knowledge and belief, that there is no hazardous waste as defined by CERCLA (42 U.S.C. 9601 et seq.) as amended in 1966 by Public Law 99.499 on the following described property, and that they have received no notice from the United States Environmental Protection Agency that a hazardous waste condition exists on said property.

Trustee of Indenture of Trust, of Gary M. Peters dated October 26, 1993

STATE OF MISSOURI

COUNTY OF Candor

On this 02 day of May, 2017, who personally appeared Gary M. Peters, Trustee of Indenture of Trust, of Gary M. Peters dated October 26, 1993, Grantor(s) and acknowledged that he/she/they is/are the trustee/co-trustees with full power to make the foregoing instrument under the Trust aforesaid and to me known to be the persons described in and who executed the foregoing instrument, he executed as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Marissa Kessler
Notary Public
My term Expires:

MARISSA KESSLER
Notary Public, Notary Seal
State of Missouri
Miller County
Commission # 15387196
My Commission Expires August 22, 2019

All that part of the Southwest Quarter of the Northeast Quarter of Section 21, Township 39 North, Range 16 West, described as follows:

BEGINNING at an iron pin 229.7 feet North from the center corner of said Section 21; thence North 85.6 feet to an iron pin marking the Southwest corner of the tract known as E. E. Hunter tract; thence North 69 degrees 00 minutes East along said Hunter tract, 422.4 feet, more or less, to the Westerly side of U.S. Highway No. 54; thence Southeasterly along said Highway No. 54, 80.0 feet to an iron pin; thence South 69 degrees 00 minutes West 453.0 feet, more or less, to the POINT OF BEGINNING.

ALSO, all that part of the Southwest Quarter of the Northeast Quarter of Section 21, Township 39 North, Range 16 West, described as follows:

From the center of said Section 21, run North along the West line of said Southwest Quarter of the Northeast Quarter, 229.7 feet; thence North 70 degrees 37 minutes East 270.3 feet for the PLACE OF BEGINNING; thence continue North 70 degrees 37 minutes East 180.0 feet to and intersecting the Westerly right-of-way line of U.S. Highway No. 54; thence along the right-of-way line, South 17 degrees 08 minutes East 54.8 feet; thence continue along said right-of-way line South 22 degrees 38 minutes East 15.2 feet; thence leaving the right-of-way line, South 70 degrees 37 minutes West 178.7 feet; thence North 19 degrees 23 minutes West 70.0 feet to the PLACE OF BEGINNING.

EXCEPTING THEREFROM that part of the above described land lying within Highway No. 54 right-of-way.

ALSO, All of a tract of land described as follows:

BEGINNING at the center of Section 21, Township 39 North, Range 16 West of the Fifth Principal Meridian; thence North 507.7 feet; thence East 401.4 feet to Intersection with Westerly right-of-way of U.S. Highway 54; thence Southeasterly along said Highway 54, a distance of 543.3 feet; thence West 611.2 feet to BEGINNING POINT.

EXCEPTING THEREFROM a tract of land sold to Edgar E. Hunter and Laura Hunter, husband and wife recorded in Book 106, Page 248, Records of Camden County, Missouri, and described as follows:

All that part of the Southwest Quarter of the Northeast Quarter of Section 21, Township 39 North, Range 16 West of the 5th Principal Meridian, described as follows:

Beginning at the center Section corner of said Section 21, run North along Quarter line a distance of 315.3 feet to an iron pin and the BEGINNING POINT of tract herein described; thence on North along said Quarter line a distance of 242.4 feet; thence East a distance of 382.2 feet to the Westerly side of U.S. Highway 54 to an iron pin; thence Southeasterly along said Highway 54 a distance of 103.0 feet to an iron pin; thence South 69 degrees 00 minutes West a distance of 442.4 feet to BEGINNING of tract herein described.

FURTHER EXCEPTING a tract of land sold to Roy Wright and Ollie Wright, husband and wife, recorded in Book 108, Page 374, Records of Camden County, Missouri, and described as follows:

All that part of the Southwest Quarter of the Northeast Quarter of Section 21, Township 39 North, Range 16 West of the 5th Principal Meridian described as follows:

BEGINNING at an iron pin 229.7 feet North from the center corner of said Section 21; thence North 85.6 feet to an iron pin, marking the Southwest corner of tract sold to E. E. Hunter; thence North 69 degrees 00 minutes East along said Hunter tract, a distance of 422.4 feet, more or less, to the Westerly side of U.S. Highway No. 54; thence Southeasterly along said Highway 54 a distance of 80.0 feet to an iron pin; thence South 69 degrees 00 minutes West a distance of 453.10 feet, more or less, to the PLACE OF BEGINNING.

FURTHER EXCEPTING THEREFROM a tract of land sold to Roy Wright and Ollie Wright, his wife, recorded in Book 111, Page 409, Records of Camden County, Missouri, described as follows:

All that part of the Southwest Quarter of the Northeast Quarter of Section 21, Township 39 North, Range 16 West, described as follows:

From the center of said Section 21, run North along the West line of the said Southwest Quarter of the Northeast Quarter 229.7 feet; thence North 70 degrees 37 minutes East 270.3 feet for the PLACE OF BEGINNING; thence continue North 70 degrees 37 minutes East 180.0 feet to and intersecting the Westerly right-of-way line of U.S. Highway Number 54; thence along the right-of-way line, South 17 degrees 08 minutes East 54.8 feet; thence continue along said right-of-way line South 22 degrees 38 minutes East 15.2 feet; thence leaving the right-of-way line South 70 degrees 37 minutes West 178.7 feet; thence North 19 degrees 23 minutes West 70.0 feet to the PLACE OF BEGINNING.

FURTHER EXCEPTING THEREFROM a tract of land sold to John N. Abbott and Minnie Abbott, husband and wife, recorded in Book 120, Page 344, Records of Camden County, Missouri, and described as follows:

All that part of the Southwest Quarter of the Northeast Quarter of Section 21, Township 39 North, Range 16 West of the 5th Principal Meridian, in Camden County, Missouri, described as follows:

BEGINNING at the Southwest corner of said Quarter Quarter Section; thence North along the West line of said Quarter Quarter Section, a distance of 40.1 feet to an iron pipe from which an eight inch Hickory tree bears South 17 degrees 30 minutes West, a distance of 12.2 feet and a three inch Post Oak tree bears North 47 degrees East a distance of 11.3 feet; thence North 77 degrees 59 minutes East a distance of 538 feet,

more or less, to an iron pipe at the Westerly right-of-way line of U.S. Highway 54; thence Southeasterly along the Westerly side of said Highway 54, a distance of 150 feet, more or less, to an iron pipe marking the Southeast corner of a tract of land conveyed to Charles Asby and Ersie Asby, husband and wife by Deed dated August 16, 1947 and recorded in Book 86, Page 187, Records of Camden County, Missouri; thence West a distance of 580 feet, more or less, to the POINT OF BEGINNING.

SAVE AND EXCEPT that part of the above described land conveyed to the Missouri Highway and Transportation Commission by Warranty Deed dated October 9, 1999 and recorded in Deed Book 488, Page 396, Records of Camden County, Missouri, and more particularly described as follows:

All the land of said grantors which lies within a strip of land 150 feet wide, lying on the left or East side of parallel to and adjoining the hereinafter described centerline of Proposed Route 54 from Station 359+00 to Station 362+10.

All the land of said grantors which lies within a strip of land 150 feet wide, lying on the right or West side of, parallel to and adjoining the hereinafter described centerline of Proposed Route 54 from said Route 54 Station 362+00 to Station 365+00.

Said above described tracts contain a total of 1.55 acres, more or less, New Limited Access Right-of-Way.

The centerline of Proposed Route 54 is described as follows: Commencing at a pointed native stone 16 inches above ground in a pile of rocks, in the Southwest corner of the Northwest Quarter in Section 21, Township 39 North, Range 16 West; thence North 69 degrees 33 minutes 01 seconds East a distance of 2536.45 feet to P.T. Station 353+85.69; thence South 22 degrees 23 minutes 02 seconds East a distance of 1125.31 feet to Station 365+10.

All abutters' rights of direct access between the highway now known as Proposed Route 54 and grantor's abutting land, in the Southwest Quarter of the Northeast Quarter of Section 21, Township 39 North, Range 16 West, in the County of Camden, State of Missouri.

MISSOURI WARRANTY DEED

THIS INDENTURE, Made on the 10th day of August A.D., Two Thousand Twenty by and between

KIMBERLEY G. LOEHR, a single person, Grantor, and

PHOENIX PROPERTY DEVELOPMENT, L.C., a Missouri limited liability company, Grantee, whose mailing address is

6241 Osage Beach Parkway Osage Beach MO 65065

WITNESSETH: THAT THE Grantor in consideration of the payment to her of the sum of TEN DOLLARS and other valuable consideration by the Grantee (the receipt of which by the Grantor is hereby acknowledged), does by these presents, Grant, Bargain and Sell, Convey and Confirm unto the Grantee, and its heirs, successors and assigns the following described lots, tracts, or parcels of land lying, being, and situate in the County of Camden and State of Missouri, to-wit:

All that part of the Southwest Quarter of the Northeast Quarter of Section 21, Township 39 North, Range 16 West of the 5th P.M., in Camden County, Missouri, described as follows: Beginning at the Southwest corner of said Quarter Quarter Section; thence North along the West line of said Quarter Quarter Section, a distance of 40.1 feet to an iron pipe from which an eight (8) inch Hickory Tree bears South 17 degrees 30 minutes West, a distance of 12.2 feet and a 3 inch Post Oak Tree bears North 47 degrees East, a distance of 11.3 feet; thence North 77 degrees 59 minutes East, a distance of 538 feet, more or less, to an iron pipe at the Westerly right-of-way line of U.S. Highway 54; thence Southeasterly along the Westerly side of said Highway 54, a distance of 150 feet, more or less, to an iron pipe marking the Southeast corner of a tract of land conveyed to Charles Asby and Ersie Asby, husband and wife, by Deed dated August 16, 1947, and recorded in Book 86 at Page 187, in the Recorder's Office of Camden County; thence West, a distance of 580 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM:

A tract of land situated in the Southwest 1/4 of the Northeast 1/4, in Section 21, Township 39 North, Range 16 West, in the County of Camden, State of Missouri, more particularly described as follows:

Two parcels of land described as follows:

- 1) All the land of said grantors which lies within a strip of land 150 feet wide, lying on the left or east side of, parallel to and adjoining the hereinafter described centerline of Route 54 from Station 362+00 to Station 365+00.
- 2) Also, all the land of said grantors which lies within a strip of land 150 feet wide, lying on the west side of, parallel to and adjoining the hereinafter described centerline of Route 54 from said Route 54 Station 362+00 to Station 365+00.

The centerline of proposed Route 54 is described as follows: Commencing at a pointed native stone 16 inches above ground in a pile of rocks, in the S.W. Corner of the N.W. 1/4 in Section 21, Township 39 North, Range 16 West; thence North 69 degrees 33 minutes 01 seconds East a distance of 2536.45 feet to P.T. Station 353+84.69; thence South 22 degrees 23 minutes 02 seconds East a distance of 1115.31 feet to Station 365+00.

All abutters' rights of direct access between the above described Route 54 and grantor's abutting land.

Subject to all restrictions, reservations, conditions, easements and exceptions of record and to any roadways or power lines, whether of record or not.

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the Grantee and unto its heirs, successors and assigns, forever; the said Grantor hereby covenanting that she is lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that she has good right to convey the same; that the said premises is free and clear from any encumbrance done or suffered by her or those under whom she claims; and that she will warrant and defend the title to the said premises unto the Grantee and unto its heirs, successors and assigns, forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, The Grantor has hereunto set her hand and seal the day and year above written.



Kimberley G. Loehr

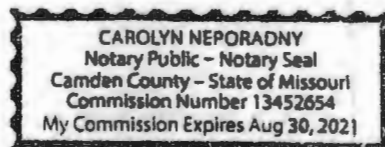
ACKNOWLEDGMENT

STATE OF MISSOURI)
) ss.
COUNTY OF CAMDEN)

On this 6th day of August, 2020, before me, a Notary Public, personally appeared Kimberley G. Loehr, a single person, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office the day and year last above written.

Carol Neporadny
Notary Public in and for
Said County and State



Missouri Warranty Deed

THIS INDENTURE, made on the 29 day of November, A.D., TWO THOUSAND NINETEEN, by and between **Ralph David Streeter and Mary Jo Streeter, husband and wife and Vivian Streeter, a single person**, ("Grantor") of the County of Camden, State of Missouri, parties of the first part, and **Phoenix Property Development, L.C., a Missouri limited liability company**, ("Grantee") of the County of Camden, State of Missouri, party of the second part, whose mailing address is:

Grantee's mailing address is: 6241 Osage Beach Parkway, Osage Beach, Missouri 65065

WITNESSETH: THAT THE SAID PARTIES OF THE FIRST PART, in consideration of the sum of ** TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS** to them paid by said party of the second part (the receipt of which is hereby acknowledged), do by these presents, **GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM**, unto the said party of the second part, its successors and assigns, the following described lot, tract or parcel of land, lying, being and situate in the County of Camden and State of Missouri, to wit:

All that part of the Northwest Quarter of the Southeast Quarter of Section 21, Township 39 North, Range 16 West described as follows: Beginning at the Northwest corner of said Northwest quarter of the Southeast quarter of Section 21; thence South 185.5 feet; thence East 685.1 feet more or less to the Westerly right of way line of Highway No. 54; thence along said Westerly right of way line North 16 degrees 37 minutes West 200.0 feet to the North line of said Northwest quarter of the Southeast quarter; thence West along said North line 611.2 feet more or less to the place of beginning.

SAVE AND EXCEPT THEREFROM ALL THAT PART OF THE FOLLOWING DESCRIBED PROPERTY DEED TO THE STATE OF MISSOURI ACTING BY AND THROUGH THE MISSOURI HIGHWAY AND TRANSPORTATION COMMISSION BY GENERAL WARRANTY DEED DATED FEBRUARY 17, 1998 AND FILED OF RECORD MARCH 27, 1998 AT WARRANTY DEED BOOK 457, PAGE 242, CAMDEN COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS

FOLLOWS:

A tract of land situated in the Northwest Quarter of the Southeast Quarter in Section 21, Township 39 North, Range 16 West, in the County of Camden, State of Missouri, more particularly described as follows:

Two parcels of land described as follows:

1. All the land of said grantors which lies within a strip of land 150 feet wide, lying on the left or northeast side of, parallel to and adjoining the hereinafter described centerline of Proposed Route 54 from Station 362+00 to Station 366+12; thence narrowing on a direct line to a strip of land 135 feet wide at Station 367+38.

2. Also, all the land of said grantors which lies within a strip of land 150 feet wide, lying on the right southwest side of, parallel to and adjoining the hereinafter described centerline of Proposed Route 54 from Station 362+00 to Station 366+00.

Said above described tracts contain a total of 1.40 of an acre, more or less New Limited Access Right of Way.

The centerline of Proposed Route 54 is described as follows: Commencing at a pointed native stone 16 inches above ground in a pile of rocks, in the Southwest Corner of the Northwest Quarter in Section 21, Township 39 North, Range 16 West; thence North 69 degrees 33 minutes 01 second East a distance of 2536.45 feet to P.T. Station 353+84.69; thence South 22 degrees 23 minutes 02 seconds East a distance of 1353.31 feet to Station 367.38.

All abutters' rights of direct access between the above described Proposed Route 54 and grantor's abutting land, in the Northwest Quarter of the Southeast Quarter of Section 21, Township 39 North, Range 16 West, in the County of Camden, State of Missouri.

Subject to all restrictions, reservations, conditions, easements and exceptions of record and to any roadways or power lines whether of record or not.

TO HAVE AND TO HOLD the premises aforesaid with all and singular to the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said party of the second part and unto its successors and assigns forever, the said parties of the first part hereby covenanting that they are lawfully seized of an indefeasible estate in fee of the premises hereinafter conveyed; that they have good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by them or those under whom they claim; and that they will warrant and defend the title to the said premises unto the said party of the second part and unto its successors and assigns forever against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands the day and year above written.

Ralph David Streeter
Ralph David Streeter
Vivian Streeter

Mary Jo Streeter
Mary Jo Streeter

Vivian Streeter

STATE OF MISSOURI)
) SS.
COUNTY OF CAMDEN)

On this 1st day of November, 2019, before me, Charles Montauy, a Notary Public, personally appeared Ralph David Streeter and Mary Jo Streeter, husband and wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in Osage Beach, Missouri, the day and year first above written.

Charles Montauy
NOTARY PUBLIC

My commission expires: May 27, 2023

STATE OF MISSOURI)
) SS.
COUNTY OF Camden)

On this 29 day of October, 2019, before me, Amy Jo Pribyl, a Notary Public, appeared Vivian Streeter to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed. And the said Vivian Streeter further declared herself to be single and unmarried.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Osage Beach, Missouri, the day and year last above written.

Amy Jo Pribyl
NOTARY PUBLIC

My commission expires:

