

# Boone County, Missouri



## Unofficial Document

Recorded in Boone County, Missouri

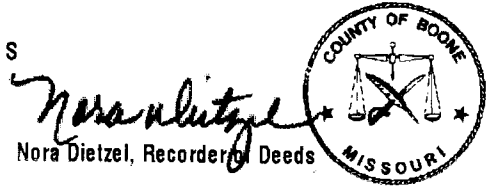
Date and Time: 03/17/2017 at 01:07:20 PM

Instrument #: 2017005048 Book: 4724 Page: 128

Instrument Type: ESMT

Recording Fee: \$33.00 S

No. of Pages: 4



### GRANT OF WATER LINE EASEMENT

Grantor: Donald E. Schwartz and Lucille L. Schwartz, Trustees and their successors in trust, of the Donald E. and Lucille L. Schwartz Family Trust Dated May 7, 2013 [5001 N. Route E, Columbia, MO 65202]

Grantee: Consolidated Public Water Supply District No. 1 of Boone County, Missouri [1500 North Seventh Street, Columbia, MO 65201]

Legal

Description: The following described real estate situated in Boone County, Missouri:

Lot four (4) of Perkins and Dingman Subdivision, located in the northeast quarter (NE ¼) of the of Section 29, Township 49 North, Range 13 West, Boone County, Missouri, recorded in Plat Book 11, Page 116, Records of Boone County, Missouri and described in deed recorded in Book 4159, Page 205, Records of Boone County, Missouri.

and the following part of such real estate:

A strip of land being more particularly described as follows:

Beginning at the southeast corner of said lot 4, said corner being on the west and south right of way line for State Highway E, strip being 20 feet wide and lying left and adjacent to the following described line, 204.57 feet along a 1146.00-foot radius non-tangent curve to the left, said curve having a chord N 32°08'00" W, 204.30 feet; thence N 37°23'00" W, 213.00 feet to the end of this described line, sideline being shortened or elongated to meet property lines.

Date of Document: March 14, 2017

# Nora Dietzel, Recorder of Deeds

# Boone County, Missouri

BOONE COUNTY MO MAR 17 2017

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Consolidated Public Water Supply District No. 1 of Boone County, Missouri  
1500 North Seventh Street, Columbia, MO 65201  
573-449-8723

### GRANT OF WATER LINE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That **Donald E. Schwartz and Lucille L. Schwartz, Trustees and their successors in trust, of the Donald E. and Lucille L. Schwartz Family Trust Dated May 7, 2013**, (Grantors Mailing Address is: 5001 N Route E, Columbia, MO 65202), for and in consideration of the sum of One Hundred Dollars (\$100.00) to Grantor paid, and other valuable consideration paid and delivered to Grantor by **Consolidated Public Water Supply District No. 1 of Boone County, Missouri** (a consolidated public water supply district organized under Chapter 247 of the Revised Statutes of Missouri, which is hereinafter referred to as Grantee) (Grantees mailing address is: 1500 North Seventh Street, Columbia, MO 65201) [the receipt and sufficiency of which are hereby acknowledged and confessed by Grantor], hereby Grants, Bargains, Sells and Conveys to Grantee perpetual easements and rights (collectively, "the Easements"), with respect to a portion (such portion being hereinafter referred to and described as "the Easement Land") of Grantor's Land and real estate ("Grantor's Land"), which such Grantor's Land is situated in the County of Boone, State of Missouri, and is described as follows:

LOT FOUR (4) OF PERKINS AND DINGMAN SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER (NE ¼) OF THE OF SECTION 29, TOWNSHIP 49 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI, RECORDED IN PLAT BOOK 11, PAGE 116, RECORDS OF BOONE COUNTY, MISSOURI AND DESCRIBED IN DEED RECORDED IN BOOK 4159, PAGE 205, RECORDS OF BOONE COUNTY, MISSOURI.

to enter upon such portion of Grantor's Land, and to erect, construct, install, lay, operate, inspect, maintain, repair, rebuild, upgrade, enhance, improve, replace, remove and patrol on, over and under said portion of said Grantor's Land (said portion of Grantor's Land being hereinafter referred to as "the Easement Land"), and in and upon all streets, roads, or highways abutting upon said Easement Land, one or more pipes of any size for the transmission of water, and all appliances necessary in connection therewith, together with the perpetual right to go in and upon said Easement Land for said purposes.

The Easements granted hereby, and the perpetual easements and rights granted hereby, shall be over, across and upon and shall affect only the following described portion of Grantor's Land, which such portion of Grantor's Land is referred to herein as "the Easement Land", and which is located within the boundaries of Grantor's above-described Land, and within Boone County, Missouri:

A STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4, SAID CORNER BEING ON THE WEST AND SOUTH RIGHT OF WAY LINE FOR STATE HIGHWAY E, STRIP BEING 20 FEET WIDE AND LYING LEFT AND ADJACENT TO THE FOLLOWING DESCRIBED LINE, 204.57 FEET ALONG A 1146.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 32°08'00" W, 204.30 FEET; THENCE N 37°23'00" W, 213.00 FEET TO THE END OF THIS DESCRIBED LINE, SIDELINE BEING SHORTENED OR ELONGATED TO MEET PROPERTY LINES.

(SAID EASEMENT LAND IS SHOWN AND DESCRIBED BY EXHIBIT A, WHICH IS ATTACHED TO THIS GRANT OF EASEMENT AND IS INCORPORATED INTO THIS GRANT OF EASEMENT BY REFERENCE.)

TO HAVE AND TO HOLD the said easements and rights unto the said Grantee forever.

It is understood and agreed that the consideration herein stated shall be the full consideration due to Grantor from said Grantee for going upon said Easement Land and the laying of said water pipe lines and appliances.

Title to said water pipe lines and appliances shall be and remain in Grantee.

Nora Dietzel, Recorder of Deeds

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Grantor covenants to and with said Grantee that subject to existing easements, if any, for public highways or roads, railroads, laterals, ditches, pipelines and electrical transmission or distribution lines and telephone and telegraph lines covering Grantors Land herein described, Grantor is lawfully seized and possessed of said Grantors Land, and has a good and lawful right and power to sell and convey them and that they are free and clear of all liens and encumbrances, except as herein stated.

IN WITNESS WHEREOF, the undersigned Grantor has executed this deed on this 14<sup>th</sup> day of March, 2017.

Donald E. Schwartz  
Donald E. Schwartz, Trustee

Lucille L. Schwartz  
Lucille L. Schwartz, Trustee

STATE OF MISSOURI )  
                                  ) SS.  
COUNTY OF BOONE )

On this 14<sup>th</sup> day of March, 2017, before me, a Notary Public in and for the County of BOONE, in the State of MISSOURI, personally appeared, **Donald E. Schwartz and Lucille L. Schwartz, Trustees and their successors in trust, of the Donald E. and Lucille L. Schwartz Family Trust Dated May 7, 2013**, 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 TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in Columbia, Missouri, the day and year first above written.

My commission expires: 3-21-2018

[Signature]  
Notary Public

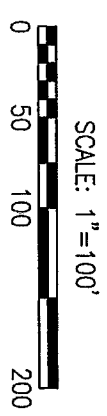
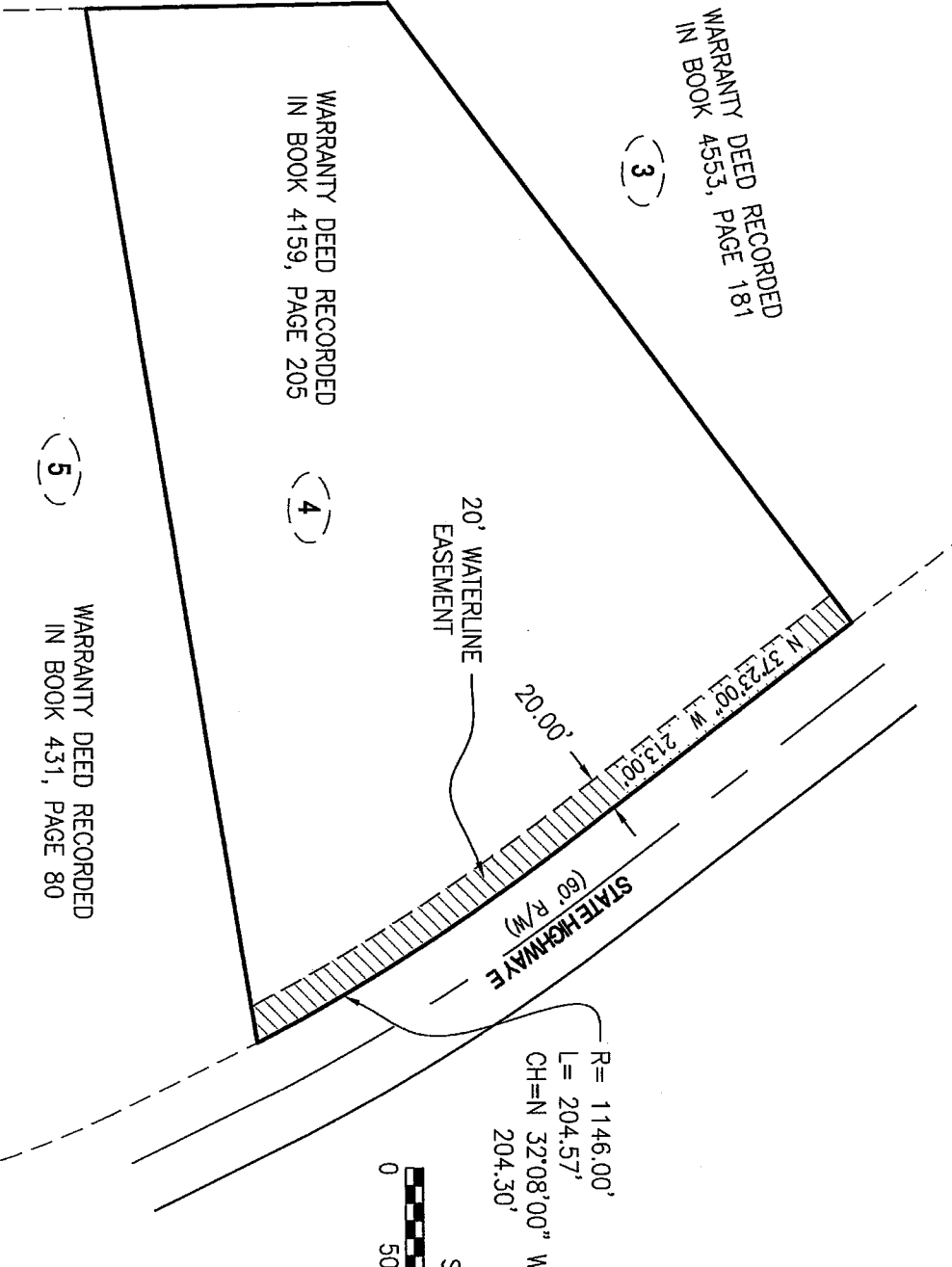


CHAD HENRY  
My Commission Expires  
March 21, 2018  
Boone County  
Commission #14397914

Unofficial Document

WATERLINE EASEMENT EXHIBIT  
**SCHWARTZ FAMILY TRUST**

FEBRUARY 1, 2017



**EXHIBIT "A"**

#170035 - WATERLINE EASEMENT