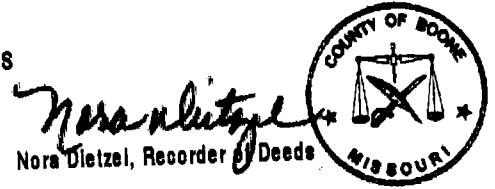


# Boone County, Missouri



Unofficial Document

Recorded in Boone County, Missouri  
Date and Time: 01/25/2021 at 09:15:10 AM  
Instrument #: 2021002277 Book: 5353 Page: 14  
Instrument Type: ESMT  
Recording Fee: \$36.00 S  
No. of Pages: 5



## ROADWAY EASEMENT

THIS EASEMENT, made and entered into this 22 day of January 2021, by and between **Sherri Elsasser**, a single person, ("GRANTOR"), and **Jeffrey E. Munson and Donna M. Thomas**, Successor Trustees of the **Ralph and Dorothy Munson Trust U/T/A dated December 30, 1996** and all amendments thereto (collectively "GRANTEES"):

WITNESSETH:

WHEREAS, GRANTOR owns the following described real estate situated in Boone County, Missouri, hereinafter called Tract A, to-wit:

A tract of land in the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Sixteen (16), Township Forty-Eight (48) North, Range Fourteen (14) West, in Boone County, Missouri, being the North Half (N 1/2) of Tract Twenty-Seven A (27A) of survey recorded in Book 406, Page 388, Boone County, Missouri.

WHEREAS, GRANTEES own the following described real estate situated in Boone County, Missouri, hereinafter called Tract B, to-wit:

The South Half (S 1/2) of a 39.35 acre tract of land, more or less, located in the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Sixteen (16), Township Forty-Eight (48) North, Range Fourteen (14) West, Boone County, Missouri as shown by Survey recorded in Book 406, Page 388, Records of Boone County, Missouri, being the South Half (S 1/2) of Tract Twenty-Seven A (27A).

WHEREAS, GRANTOR is willing to grant to GRANTEES a perpetual, nonexclusive Roadway Easement over and across the existing roadway as it is now located, as evidenced on the attached Exhibit A, on the above-described Tract A ("Easement Area") for the use and benefit of the present and future owners of the above-described Tract B.

Nora Dietzel, Recorder of Deeds

Unofficial Document

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GRANTOR does hereby grant to GRANTEES a perpetual, nonexclusive Roadway Easement for the use and benefit of the present and future owners of Tract B described above for ingress to and egress from said Tract B, and with the right to pave, repair and maintain a driveway in said Easement Area, all for the use and benefit of the present and future owners of the above-described Tract B. The owners of Tract A shall also have the nonexclusive right to use of the Easement Area for driveway purposes.

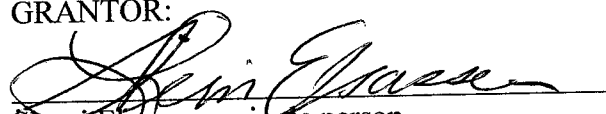
The parties hereby covenant and agree as follows in regard to the foregoing Easement Area, to-wit:

1. The parties agree that the Easement Area shall not be used for parking of vehicles or storage of any materials and shall not be blocked nor obstructed, and that no fence, gate or other obstruction shall be installed in the Easement Area.
2. The parties agree that the owners of Tract B shall perform such maintenance and repair of the Easement Area and the driveway in the Easement Area as desired by said owners, and that the owners of Tract A shall have no obligation to maintain or repair the Easement Area or the driveway in the Easement Area except as provided below herein.
3. That in the event the driveway in the Easement Area is damaged by heavy trucks, heavy equipment or other unusual use, the party performing or procuring said use shall at the expense of said party promptly repair the damage to the roadway in a good and workmanlike manner.
4. The provisions of this easement shall be enforceable by proceedings in law or in equity, or both, including the remedy of injunction, and in any legal proceedings to enforce the provisions of this document the prevailing party shall have the right to recover from the other party all reasonable litigation expenses, including a reasonable attorney fee.
5. The easements and covenants herein contained shall run with the land and shall inure to and be binding upon the successors in title to the above-described Tract A and Tract B.

TO HAVE AND TO HOLD said easements and rights unto the parties hereto and their successors and assigns forever.

IN WITNESS WHEREOF, the parties have hereunto executed this easement the day and year first above written.

GRANTOR:

  
Sherri Elsasser, a single person

Unofficial Document

GRANTEES:

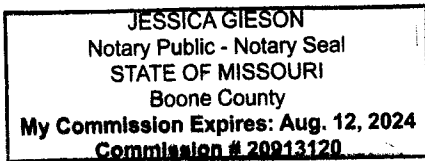
Jeffrey E. Munson  
Jeffrey E. Munson, Successor Trustee of the  
Ralph and Dorothy Munson Trust U/T/A dated  
December 30, 1996 and all amendments thereto

Donna M. Thomas  
Donna M. Thomas, Successor Trustee of the  
Ralph and Dorothy Munson Trust U/T/A dated  
December 30, 1996 and all amendments thereto

STATE OF MISSOURI )  
 ) SS.  
COUNTY OF BOONE )

On this 22 day of January 2021, before me personally appeared **Sherri Elsasser**, a single person, known to me 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 TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in the state and county aforesaid, the day and year first above written.



Jessica Gieson  
Notary Public  
My commission expires: Aug 12, 2024

STATE OF MISSOURI )  
 ) SS.  
COUNTY OF BOONE )

On this \_\_\_\_\_ day of January 2021, before me personally appeared **Jeffrey E. Munson**, Successor Trustee of the **Ralph and Dorothy Munson Trust U/T/A dated December 30, 1996** and all amendments thereto, known to me to be the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in the state and county aforesaid, the day and year first above written.

LAUREN HELMREICH  
Notary Public - Notary Seal  
State of Missouri  
County of Boone  
My Commission Expires: May 12, 2021  
Commission # 13481107

Lauren Helmreich  
Notary Public  
My commission expires: 5-12-2021

Unofficial Document

STATE OF MISSOURI )
) SS.
COUNTY OF BOONE )

On this 25th day of January 2021, before me personally appeared Donna M. Thomas, Successor Trustee of the Ralph and Dorothy Munson Trust U/T/A dated December 30, 1996 and all amendments thereto, known to me 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 TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in the state and county aforesaid, the day and year first above written.

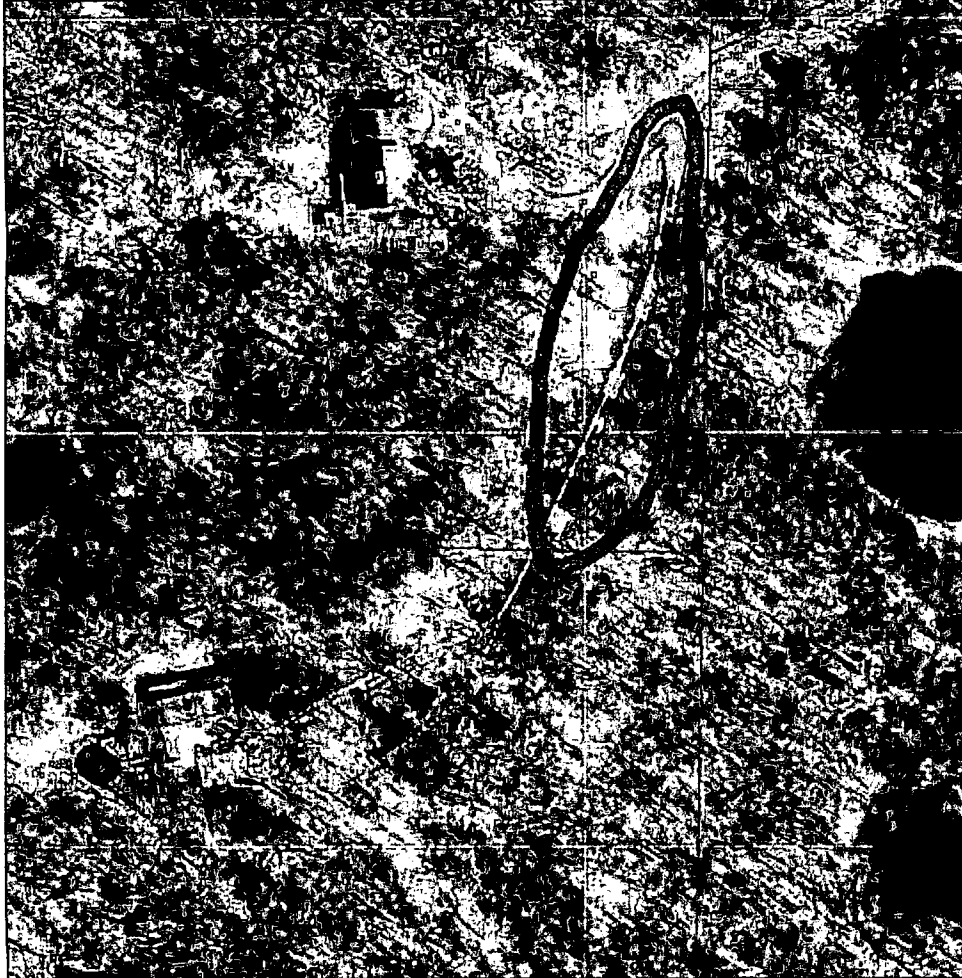
Notary Public - Notary Seal
State of Missouri
County of Boone
My Commission Expires: May 12, 2021
Commission # 13481107

Jawen Helmreich
Notary Public
My commission expires: 5-12-2021

Unofficial Document

ROADWAY EASEMENT

EXHIBIT A



Warranty Deed

Filed for record on March 19 1973 at Columbia, Missouri in Book 407 page 828

Document No. 2200 recorded in Book 407 page 828 BETTY SAUNDERS, Recorder of Deeds.

THIS DEED, Made and entered into this 16th day of March A.D. One Thousand Nine Hundred and Seventy Three, by and between MILES C. BROWN and IRENE BROWN, husband and wife, and RALPH E. MUNSON and DOROTHY M. MUNSON, husband and wife of Boone County, State of Missouri party or parties of the first part, and ROBERT LEE EVANS and LINDA KAY EVANS, husband and wife (Grantee's mailing address is:) R.D.#5, Columbia, Missouri

Unofficial Document

of Boone County, State of Missouri party or parties of the second part:

WITNESSETH. That the said party or parties of the First Part, for and in consideration of the sum of ten dollars and other valuable considerations paid by the said party or parties of the Second Part, the receipt of which is hereby acknowledged, does or do by these presents Grant, Bargain and Sell, Convey and Confirm, unto the said party or parties of the Second Part, the following described real estate situated in the County of Boone, in the State of Missouri to-wit:

A tract of land in the Southeast 1/4 of Section 16, Township 48 North, Range 14 West, being shown as Tract 19-1 of Survey recorded in Book 406 at Page 661, and being a part of Tract 19 shown by Survey recorded in Book 400, Page 635 of the Boone County records and being a part of what is known as the Alex Hunt Farm.

Subject to easements and restrictions of record and specifically subject to the restrictions and covenants as contained in Warranty Deed recorded in Book 403, Page 895, Deed Records of Boone County, Missouri.

Grantors hereby reserve, to grantors, their successors and assigns, an easement for ingress and egress over the South 25 feet of the roadway as shown by Survey as recorded in Book 406, Page 661, and do hereby grant, bargain, sell, convey and confirm to Grantees, their successors and assigns, an easement for ingress and egress over the North 25 feet of said roadway.

TO HAVE AND TO HOLD the same together with all the rights, immunities, privileges and appurtenances to the same belonging unto the said party or parties of the Second Part, and to their heirs and assigns forever; the said party or parties of the first part hereby covenanting that said party or parties and the heirs, executors, and administrators of such party or parties shall and will warrant and defend the title to the premises unto the said party or parties of the Second Part, and to their heirs and assigns of such party or parties forever, against the lawful claims of all persons whomsoever, Except for General Taxes for the 1973 and thereafter

IN WITNESS WHEREOF, the said party or parties of the First Part has or have hereunto set their hand or hands the day and year first above written.

WITNESS

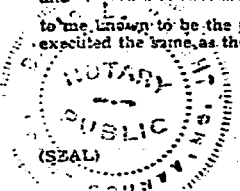
Miles C. Brown X Miles C. Brown  
Irene Brown X Irene Brown  
Ralph E. Munson X Ralph E. Munson  
Dorothy M. Munson X Dorothy M. Munson

STATE OF MISSOURI } ss. On this 16th day of March, 1973.  
County of BOONE }  
before me personally appeared Miles C. Brown and Irene Brown, husband and wife  
and Ralph E. Munson and Dorothy M. Munson, husband and wife

to me known to be the person or 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 term expires 22 September 1973

David L. Knight  
DAVID L. KNIGHT Notary Public



STATE OF MISSOURI } ss. IN THE RECORDER'S OFFICE  
County of Boone }  
I, Recorder of said county, do hereby certify that the within instrument of writing was, at 3 o'clock 00 minutes P M. on the 19th day of March A.D. 197 3, duly filed for record in this office, and has been recorded in Book 407 Page 828.

WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Columbia, Missouri, on the day and year aforesaid.

Nora Dietzel, Recorder of Deeds

Betty Saunders, Recorder  
Betty Saunders

Warranty Deed

Boone County, Missouri

Filed for record on Mar 19 1973 at 3 o'clock P. M. in Boone County, Mo.

Document No. 2211 recorded in Book 407 page 832 BETTY SAUNDERS, Recorder of Deeds.

Unofficial Document

THIS DEED, Made and entered into this 19th day of March, A.D. One Thousand Nine Hundred and

Seventy Three, by and between MILES C. BROWN and IRENE BROWN, husband and wife, and RALPH E. MUNSON and DOROTHY M. MUNSON, husband and wife

of Boone County, State of Missouri party or parties of the first part, and

(Grantee's mailing address is): ROBERT A. ORMISTON and PRUDENCE G. ORMISTON, husband and wife,  
RR #1 Columbia Missouri

of Boone County, State of Missouri party or parties of the second part:

WITNESSETH. That the said party or parties of the First Part, for and in consideration of the sum of ten dollars and other valuable considerations paid by the said party or parties of the Second Part, the receipt of which is hereby acknowledged, does or do by these presents Grant, Bargain and Sell, Convey and Confirm, unto the said party or parties of the Second Part, the following described real estate situated in the County of Boone, in the State of Missouri to-wit:

A tract of land in the Southeast 1/4 of Section 16, Township 48 North, Range 14 West, being shown as Tract 19-2 of Survey recorded in Book 406 at Page 661, and being a part of Tract 19 shown by Survey recorded in Book 400, at Page 635 of the Boone County records and being a part of what is known as the Alex Hunt Farm.

Subject to easements and restrictions of record and specifically subject to the restrictions and covenants as contained in Warranty Deed recorded in Book 403, Page 895, Deed Records of Boone County, Missouri.

Grantors hereby reserve, to grantors, their successors and assigns, an easement for ingress and egress over the South 25 feet of the roadway as shown by Survey as Recorded in Book 406, Page 661, and do hereby grant, bargain, sell, convey and confirm to Grantees, their successors and assigns, an easement for ingress and egress over the North 25 feet of said roadway.

TO HAVE AND TO HOLD the same together with all the rights, immunities, privileges and appurtenances to the same belonging unto the said party or parties of the Second Part, and to their heirs and assigns forever; the said party or parties of the first part hereby covenanting that said party or parties and the heirs, executors, and administrators of such party or parties shall and will warrant and defend the title to the premises unto the said party or parties of the Second Part, and to their heirs and assigns of such party or parties forever, against the lawful claims of all persons whomsoever.

Except for General Taxes for the year 1973 and thereafter.

IN WITNESS WHEREOF, the said party or parties of the First Part has or have hereunto set their hand or hands the day and year first above written.

WITNESS

Miles C. Brown *Miles C. Brown*  
Irene Brown *Irene Brown*  
Ralph E. Munson *Ralph E. Munson*  
Dorothy M. Munson *Dorothy M. Munson*

STATE OF MISSOURI

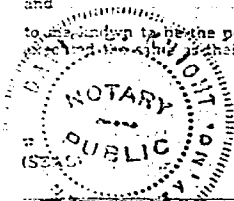
County of BOONE  
before me personally appeared  
and

On this 16th day of March, 1973

Miles C. Brown and Irene Brown, husband and wife  
Ralph E. Munson and Dorothy M. Munson, husband and wife,

to be known to be the person or 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 term expires 22 September, 1973



*David L. Knight*  
DAVID L. KNIGHT Notary Public

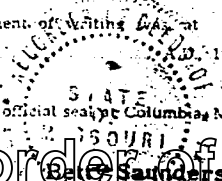
STATE OF MISSOURI

County of Boone

IN THE RECORDER'S OFFICE

I, Recorder of said county, do hereby certify that the within instrument of writing was at 3 o'clock 15 minutes P M. on the 19th day of March, A.D. 1973 duly filed for record in this office and has been recorded in Book 407, Page 832.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Columbia, Missouri, on the day and year aforesaid.



Nora Dietzel, Recorder of Deeds

# Boone County, Missouri

Filed for record on March 29, 1979 at 8<sup>26</sup> o'clock A.M. in Boone Co. Mo.  
Document No. 2703 recorded in Book 460 page 791 Bettie Johnson, Recorder of Deeds.

Unofficial Document

## ROADWAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that RALPH E. MUNSON and DOROTHY M. MUNSON, husband and wife, and GEORGE T. ALLTON and ELLEN P. ALLTON, husband and wife, hereinafter called "GRANTORS", for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, do hereby grant and convey to LARRY D. REAMS and CINDY REAMS, husband and wife, hereinafter called "GRANTEES", a non-exclusive roadway easement over and across that part of the Southeast Quarter of Section Sixteen (16), Township Forty-eight (48), Range Fourteen (14), Boone County, Missouri, described as follows, to-wit:

The entire fifty (50) feet strip of ground designated as a "road easement" on the survey recorded in Book 406, Page 661, Boone County Records, being a part of Tract 19 as shown by Survey recorded in Book 400, Page 635, Boone County Records, for roadway and utility line uses.

for ingress to and egress from Tract 19-3 shown on the survey recorded in Book 406, Page 661, Boone County Records.

This easement shall run with the land and inure to and be binding upon the successors in title to the above-described real estate.

TO HAVE AND TO HOLD said easement and rights unto the GRANTEES and their successors and assigns forever.

WITNESS our hands this 22nd day of March, 1979.

GRANTORS:

Ralph E. Munson  
RALPH E. MUNSON

Dorothy Munson  
DOROTHY M. MUNSON

George T. Allton  
GEORGE T. ALLTON

Ellen P. Allton  
ELLEN P. ALLTON

Nora Dietzel, Recorder of Deeds



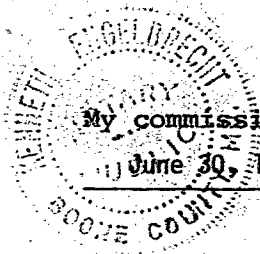
# Boone County, Missouri

STATE OF MISSOURI )  
 ) SS.  
COUNTY OF BOONE )

**Unofficial Document**

On this 29th day of March, 1979, before me personally appeared RALPH E. MUNSON and DOROTHY M. MUNSON, husband and wife, known to me 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:

June 30, 1982

*Kenneth Engelbrecht*  
\_\_\_\_\_  
Notary Public

Kenneth Engelbrecht

STATE OF MISSOURI )  
 ) SS.  
COUNTY OF BOONE )

On this 22nd day of March, 1979, before me personally appeared GEORGE T. ALLTON and ELLEN P. ALLTON, husband and wife, known to me 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.

*ROY E. WILLEY*  
\_\_\_\_\_  
NOTARY PUBLIC

NOTARY PUBLIC STATE OF MISSOURI  
BOONE CO.

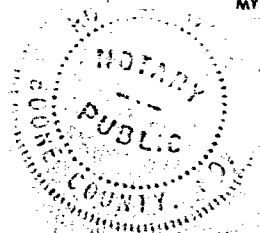
MY COMMISSION EXPIRES MAR. 30 1983

My commission expires:

ROY E WILLEY

NOTARY PUBLIC STATE OF MISSOURI  
BOONE CO.

MY COMMISSION EXPIRES MAR. 30 1983



State of Missouri }  
County of Boone } Sct.

I, the undersigned Recorder of Deeds for said County and State do hereby certify that the foregoing instrument of writing was filed for record in my office on the 29th day of March, 1979, at .8 o'clock 26 minutes A and is truly recorded in Book 460 Page 791

Witness my hand and official seal on the day and year aforesaid.

Bettie Johnson, Recorder

by *Helen Fitzgerald* Deputy

HELEN FITZGERALD

Nora Dietzel Recorder of Deeds