



Recorded in Boone County, Missouri

Date and Time 08/26/2010 at 02:52:44 PM

Instrument # 2010017423 Book 3687 Page 13

Grantor BEELER, MARY SUE

Grantee SMITH, PHILLIP J

Instrument Type WD

Recording Fee \$61.00 N

No of Pages 6

  
Bettie Johnson, Recorder of Deeds



**RECORDER OF DEEDS CERTIFICATE  
BOONE COUNTY, MISSOURI  
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Bettie Johnson  
Recorder of Deeds  
801 E. Walnut, Room 132  
Columbia, Missouri 65201  
573-886-4345

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GENERAL WARRANTY DEED

THIS WARRANTY DEED, made effective the 24<sup>th</sup> day of August, 2010, by and between

MARY SUE BEELER, a single person,

of Boone County, State of Missouri, Grantor, and

PHILLIP J. SMITH, A MARRIED PERSON

Grantee's Mailing Address: 303 N. KEENE STE 102  
COLUMBIA, MD 21051

of Boone County, Missouri, Grantee.

WITNESSETH, the Grantor, for and in consideration of the sum of ten dollars and other valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged by Grantor, does by these presents Grant, Bargain and Sell, Convey and Confirm, unto the Grantee the following described real estate located and situated in the County of Boone in the State of Missouri, to-wit:

Eighty (80) acres, more or less, the East Half (E ½) of the Southeast Quarter (SE 1/4) of Section Fourteen (14), Township Forty-eight (48) North, Range Fourteen (14) West, of the Fifth (5<sup>th</sup>) Principal Meridian, in Boone County, Missouri.

Forty (40) acres, more or less, the Southwest Quarter of the Southwest Quarter of Section 13, Township 48 North, Range 14 West, of the Fifth (5<sup>th</sup>) Principal Meridian, in Boone County, Missouri. EXCEPTING therefrom five (5) acres, more or less, as shown by the survey thereof

CONTINUED ON PAGE 2

recorded in Book 784, Page 292, Records of Boone County, Missouri.

Eighty (80) acres, more or less, the West Half (W ½) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) and the West Half (W ½) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) and the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Thirteen (13), Township Forty-eight (48) North, Range Fourteen (14) West, of the Fifth (5<sup>th</sup>) Principal Meridian, in Boone County, Missouri.

Together with the following described easements:

A non-exclusive easement for ingress and egress for roadway purposes over and across the South 20 feet of the Northwest Quarter of the Southeast Quarter and the South 20 feet of the Northeast Quarter of the Southeast Quarter lying West of State Route UU, all in Section 13, Township 48, Range 14 in Boone County, Missouri.

All of Seller's right, title and interest in and to any easements appurtenant to the Subject Property, including any and all prescriptive easements and verbal easements from third parties.

A non-exclusive easement for ingress and egress Forty Feet (40') in width from the North boundary of the following described real estate to the South boundary of the following described real estate, which is adjacent to the North side of Highway UU so as to provide a point of access for the above-described real estate conveyed thereby from the east/west section of Highway UU on a north/south course located within the Servient Tract, as hereinafter described, over and along a line drawn on Exhibit "A" which shall represent the center line of the easement (the "Roadway Easement") over the Servient Tract, which is described as follows (the "Servient Tract"):

Eighty (80) acres, more or less, the West half of the Northeast Quarter of Section Twenty-four (24) in Township Forty-eight (48) North, of Range Fourteen (14) West.

The Roadway Easement shall be subject to the following conditions:

A. Within Ninety (90) days following written request by Seller or her successor in title to the Servient Tract (and not before), Buyer shall grade the slope of the south Seventy Feet (70') to reduce the slope of the entrance to the easement off UU, shall furnish Thirty (30)

tons of Two Inch (2") limestone rock to cover the graded area and shall install metal gates which shall be locked at all times when not in active use; The Roadway Easement shall be controlled by a shared lock on the south gate with keys to be furnished to Grantor.

B. The users of the road shall have no rights with respect to the lake or any other recreational activity on the Servient Tract; and

C. The owner(s) of the Servient Tract may move, in order to accommodate potential development, any part of the easement other than the South entrance area as set forth in Subparagraph A above; provided, however, the same does not substantially change the route of said easement.

TO HAVE AND TO HOLD the same together with all rights, immunities, privileges and appurtenances thereto belonging unto the Grantee and to the Grantee's successors in title forever; Grantor hereby covenanting that Grantor and the heirs, personal representatives, successors and assigns of Grantor shall and will warrant and defend the title to the above-described real estate, unto the Grantee forever, against the lawful claims of all persons whomsoever, except for real estate taxes for the current calendar year and all years thereafter and special taxes and assessments becoming a lien after the date hereof.

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

  
\_\_\_\_\_  
MARY SUE BEELER

STATE OF MISSOURI     )  
                                  ) ss.  
COUNTY OF BOONE     )

On this 24<sup>th</sup> day of August, 2010, before me personally appeared Mary Sue Beeler, 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 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.

**BOONE COUNTY MO AUG 26 2010**

  
NOTARY PUBLIC

My commission expires: \_\_\_\_\_.

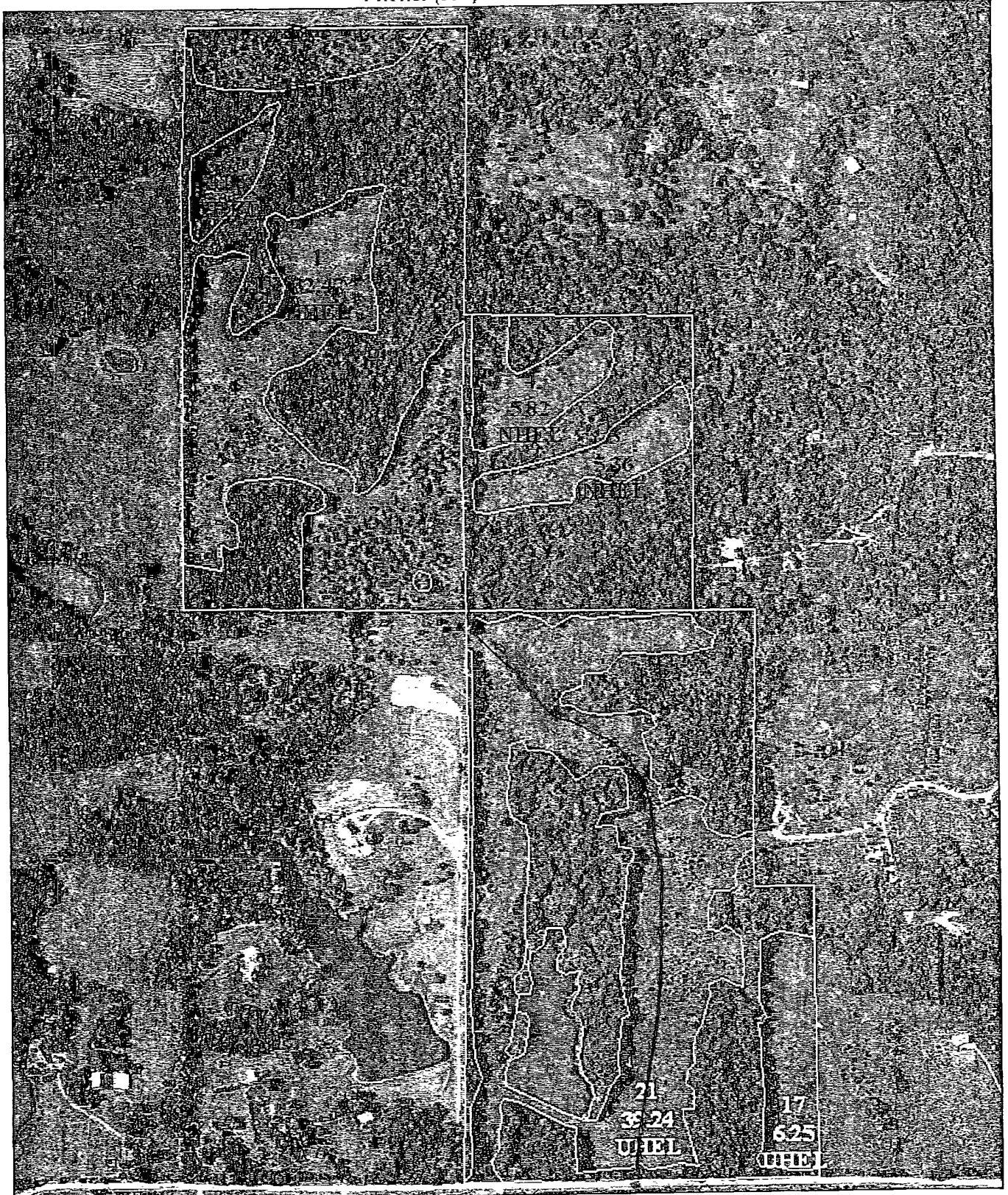
Commissioned in \_\_\_\_\_ County, Missouri.

**KAREN R. BROWN**  
**Notary Public - Notary Seal**  
**STATE OF MISSOURI**  
County of Boone  
**My Commission Expires Mar 6, 2014**  
Commission #10437518

Farm 2640  
Tract 267

Boone Co. FSA  
601 Business Loop 70 W., Suite 213 E  
Columbia MO, 65203-0000  
Phone: (573) 875-5540

Farm Service  
Agency



**Wetland Determination Identifiers**

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation Compliance Provisions

All Measurements are for FSA Program Use only

Created 8/3/2010

Scale - 1:7,412

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination for the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS

**WET A**

