



DocId:8013549

Tx:4011269

B1100-094

SHERRY MUNCY

MACON COUNTY RECORDER OF DEEDS

RECORDED ON: 03/13/2023 08:36 AM

REC FEE: 30.00

KRISTY HARVEY, DEPUTY

DRAINAGE EASEMENT

THIS EASMENT is made on this 10th day of March, 2023, by and between, Carolyn S. Read, A Widow of the County of Macon, State of Missouri, hereinafter designated as GRANTOR (herein so styled, whether one or more), and Scott E. Wilson, a married person, of Boone County, Missouri with a mailing address of 501 E Wee Jo Ct, Columbia, MO 65202 GRANTEE (herein so styled, whether one or more).

WITNESSETH, That the Grantor in consideration of the sum of \$10.00 and other valuable considerations, paid and delivered by Grantee, the receipt and sufficiency of which is hereby acknowledged, does by these presents grant, bargains; sells, conveys and confirms unto to said GRANTEE, its successors and assigns, a permanent and exclusive easement for the construction, operation, maintenance, drainage of water from dominant tenement to servient tenement repair, replacement and removal of drainage lines, and appurtenances thereto including the right and privilege at time from time to time to enter upon said easement, over, under, through, across, in and upon the following described lands situated in the County of Macon, in the State of Missouri:

EASEMENT DRAINAGE:

DESCRIPTION OF DRAINAGE EASEMENT: A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 58 NORTH, RANGE 14 WEST, MACON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD SET AT THE SOUTHEAST CORNER OF THE HEREON DESCRIBED TRACT A; THENCE ALONG THE EAST LINE OF SAID TRACT, N02°32'50"E A DISTANCE OF 184.76' TO THE POINT OF BEGINNING OF THE DESCRIPTION HEREIN TO WIT: THENCE CONTINUE N02°32'27"E A DISTANCE OF 222.23'; THENCE S46°39'03"E A DISTANCE OF 265.85'; THENCE S78°59'37"W A DISTANCE OF 206.98' TO THE POINT OF BEGINNING. SURVEY NUMBER 13462 CONDUCTED BY CLEAVER AND ASSOCIATES, LLC.

THE ABOVE TRACT OF LAND CONTAINS 0.5 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, OR NOT OF RECORD, IF ANY.

GRANTOR states that she owns fee simple absolute the Servient tenement/Grantor Property: DESCRIPTION OF TRACT 4: A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 28 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, ALL IN TOWNSHIP 58 NORTH, RANGE 14 WEST, MACON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND AT THE CORNER COMMON TO SECTIONS 20, 21, 28, 29; THENCE ALONG THE LINE BETWEEN SECTIONS 21 & 28, S89°24'27"E A DISTANCE OF 1323.52' TO AN IRON ROD FOUND ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 63; THENCE ALONG SAID RIGHT OF WAY LINE AS FOLLOWS: S01°24'29"W A DISTANCE OF 2158.42' TO AN IRON ROD FOUND; THENCE S44°09'46"W A DISTANCE OF 100.17' TO AN IRON ROD FOUND; THENCE S01°31'22"E A DISTANCE OF 391.17' TO A RIGHT OF WAY MARKER; THENCE S01°06'47"W A DISTANCE OF 31.20' TO A POINT ON THE MID LINE

OF SECTION 28; THENCE ALONG SAID LINE, N88°53'13"W A DISTANCE OF 1285.18' TO AN IRON ROD FOUND AT THE 1/4 CORNER COMMON TO SECTIONS 28 & 29; THENCE ALONG THE MID LINE OF SECTION 29, N88°14'55"W A DISTANCE OF 204.98' TO AN IRON ROD SET AT THE SOUTHERLY PROLONGATION OF A FENCE LINE; THENCE ALONG SAID FENCE LINE AS FOLLOWS: N02°32'37"E A DISTANCE OF 697.03' TO A GATE POST; THENCE N02°58'23"E A DISTANCE OF 1426.18' TO AN IRON ROD SET; THENCE N02°29'41"E A DISTANCE OF 517.88' TO AN IRON ROD SET ON THE LINE BETWEEN SECTIONS 20 & 29; THENCE ALONG SAID LINE, S88°36'32"E A DISTANCE OF 152.00' TO THE POINT OF BEGINNING. SURVEY NUMBER 13462 CONDUCTED BY CLEAVER AND ASSOCIATES, LLC.

THE ABOVE TRACT OF LAND CONTAINS 90.9 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, OR NOT OF RECORD, IF ANY.

GRANTEE states that they own fee simple absolute the Dominant tenement/Grantee Property: DESCRIPTION OF TRACT A: A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 58 NORTH, RANGE 14 WEST, MACON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET ON THE MID LINE OF SECTION 29, FROM WHENCE AN IRON ROD FOUND AT THE 1/4 CORNER COMMON TO SECTIONS 28 & 29, BEARS S88°14'55"E A DISTANCE OF 204.98'; THENCE ALONG SAID MID LINE, N88°14'55"W A DISTANCE OF 800.00' TO AN IRON ROD SET; THENCE LEAVING SAID LINE, N01°36'36"E A DISTANCE OF 539.95' TO AN IRON ROD SET; THENCE S88°14'55"E A DISTANCE OF 808.80' TO AN IRON ROD SET IN A FENCE LINE; THENCE ALONG SAID LINE, S02°32'37"W A DISTANCE OF 540.00' TO THE POINT OF BEGINNING. SURVEY NUMBER 13462 CONDUCTED BY CLEAVER AND ASSOCIATES, LLC.

THE ABOVE TRACT OF LAND CONTAINS 10.0 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, OR NOT OF RECORD, IF ANY.

GRANTEE, its successors and assigns, and spouse shall have the right of ownership, use and control of all underground pipe and all necessary appurtenances on the above-described property (Easement For Drainage) for all proper purposes connected with the installation, use maintenance, and replacement of the drainage easement.

GRANTOR agrees not to obstruct or interfere with Grantee's use and enjoyment of the easement granted hereunder by any means, including, without limitation, obstructing or interfering with the operation, maintenance or access to such pipe lines, manholes, and appurtenances thereto, by erecting, or causing or allowing to be erected, any building or structure on said easement.

GRANTOR further states that it is lawfully seized of title to the land (Servient tenement/Grantor Property described above) through which said easement is granted and that it has good and lawful right to convey said easements to the Grantee herein.

GRANTOR, to the fullest extent allowed by law, including without limitation, hereby waives any right to request vacation of the easement herein granted.

GRANTOR, states that any drainage from the dominant tenement shall not be deemed a trespass by Grantee their successors and assigns, nor an actionable tort.

GRANTOR, states that she was married to Vernon R. Read, he predeceased her on June 9, 2011, she never having remarried.

THIS GRANT and easement shall, at all times be deemed to and shall be, a continuing covenant running with the land and shall be binding upon the successors and assigns of the Grantor.

TO HAVE AND TO HOLD THE SAME, together with all appurtenances and immunities thereunto belonging or in any way appertaining, unto Grantee, and to its successors and assigns forever.

This document was prepared with information solely provided by the parties and/or their agents, without the benefit of a title search or examination.

IN WITNESS WHEREOF, we have set our hands the year and day first above written.

GRANTOR

STATE OF MISSOURI)
COUNTY OF Macon)

SS

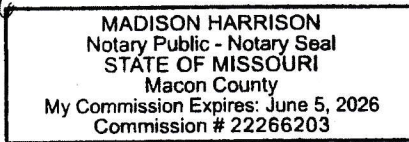
Carolyn S. Read
Carolyn S. Read

On this 10th day of March 2023, before me, a Notary Public in and for the County of Macon in the State of Missouri, personally appeared, Carolyn S. Read, to me known to be the person(s) 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 Macon,

Missouri the day and year first above written.

My commission expires: June 5, 2026



NOTARY PUBLIC

Madison Harrison

GRANTEE

STATE OF MISSOURI)
COUNTY OF Boone)

SS

Scott E. Wilson
Scott E. Wilson,

On this 10 day of March 2023, before me, a Notary Public in and for the County of Boone in the State of Missouri, personally appeared, Scott E. Wilson a married person, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed:

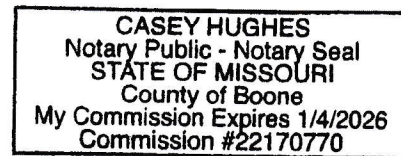
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in Macon,

Missouri the day and year first above written.

My commission expires:

NOTARY PUBLIC

Cathy Hughes



Return to:

Cody Wells