

GRANT OF EASEMENT FOR STREET PURPOSES

THIS INDENTURE, made on the 22 day of January, 2016, by and between St. Charles Road Development, LLC, a limited liability company of the State of Missouri, Grantor, and the City of Columbia, Missouri, a municipal corporation, Grantee, mailing address Post Office Box 6015, Columbia, MO 65205;

WITNESSETH:

That the Grantor, in consideration of the sum of Ten Dollars (\$10.00), to us in hand paid by the City of Columbia, Missouri, the receipt of which is hereby acknowledged, do hereby grant unto said City, its successors and assigns, an easement of way for street purposes, over the following described real estate, situated in the County of Boone, State of Missouri, to wit:

A tract of land located in the Northeast Quarter of Section 2, Township 48 North, Range 12 West, Columbia, Boone County, Missouri, being part of Lot 101 of Somerset Village Plat 1, as recorded in Plat Book 46, Page 44 and being part of the tract described by the Warranty Deed recorded in Book 3837, Page 91, all being of the Boone County, Missouri records, and being more particularly described as follows:

Commencing at the angle point in the West line of said Lot 101, Thence along the West line of said lot, N 0°13'25"E, 64.70 feet to the point of beginning; Thence N 76°14'30"W, 191.39 feet; Thence N 13°45'30"E, 50.00 feet; Thence S 76°14'30"E, 300.02 feet; Thence S 84°07'20"E, 51.06 feet; Thence 56.97 feet along a 633.00-foot radius curve to the right, said curve having a chord of S 70°26'30"E, 56.95 feet; Thence S 22°08'10"W, 66.00 feet; Thence 51.03 feet along a 567.00-foot curve to the left, said curve having a chord of N 70°26'30"W, 51.01 feet; Thence N 65°29'35"W, 47.70 feet; Thence N 76°14'30"W, 108.63 feet to the point of beginning and containing 21,390 square feet.

This grant includes the right of the City of Columbia, Missouri, its officers, agents and employees, to enter upon said real estate at any time for the purposes of exercising any of the rights herein granted.

The Grantor warrants that, subject to liens and encumbrances of record at the date of this easement, it is the owner of the above-described land and has the right and authority to make and execute this Grant of Easement on behalf of said limited liability company.

Grantor and Grantee agree that the City of Columbia shall bear no responsibility for construction, repair, upkeep, or maintenance of the dam underlying this street or related drainage improvements within the above-described easement area, provided the City shall be responsible for common curbs and gutters constructed as part of a public street therein.

IN WITNESS WHEREOF, the said (St. Charles Road Development), LLC has caused these presents to be signed by its authorized member(s) the day and year first written above.

Reunite Marital Trust Central Trust Company Trustee By

By: *Amy Henderson*
Name & Title *Amy Henderson* Trust Officer

St. Charles Road Development, LLC

By: *Robert A. Wolverton*
Name & Title *Robert A. Wolverton, Member*

STATE OF *Missouri*)
COUNTY OF *Boone*)ss.

On this *22* day of *January* in the year 20 *16*, before me, a Notary Public in and for said state, personally appeared, *Amy Henderson*, who being by me duly sworn, acknowledged that they are member(s) of (St. Charles Road Development), L.L.C., a limited liability company, and that said instrument was signed in behalf of said company and further acknowledged that they executed the same as a free act and deed for the purposes therein stated and that they have been granted the authority by said limited liability company to execute the same.

IN TESTIMONY WHEREOF I have hereunto set my hand and affixed my official seal.

Notary Public - Notary Seal
STATE OF MISSOURI
County of Boone
My Commission Expires 11/26/2016
Commission # 12417922

Jayne Aquino
Notary Public *Jayne Aquino*

STATE OF *Missouri*)
COUNTY OF *Boone*)ss.

On this *21st* day of *JANUARY* in the year 20 *16*, before me, a Notary Public in and for said state, personally appeared, *ROBERT A. WOLVERTON*, who being by me duly sworn, acknowledged that they are member(s) of (St. Charles Road Development), L.L.C., a limited liability company, and that said instrument was signed in behalf of said company and further acknowledged that they executed the same as a free act and deed for the purposes therein stated and that they have been granted the authority by said limited liability company to execute the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal.

Spencer Haskamp
Notary Public

SPENCER HASKAMP
Notary Public - Notary Seal
State of Missouri
County of Boone
My Commission Expires July 11, 2019
Commission #15116674