

PARTNERSHIP WARRANTY DEED

THIS DEED, is made and entered into this 18th day of March, 2019, by and between **MBS REALTY PARTNERS, L.P.**, a Missouri limited partnership, acting by and through its General Partner, **MBS Associates, Inc.**, hereinafter referred to as "GRANTOR"; and the **CITY OF COLUMBIA, MISSOURI**, a municipal corporation, hereinafter referred to as "GRANTEE."

GRANTEE'S mailing address is: **P.O. Box 6015
Columbia, MO 65205-6015**

WITNESSETH: GRANTOR, acting by and through its General Partner, by these presents Bargains and Sells, Conveys and Confirms unto GRANTEE the following described real estate situated in the County of Boone, State of Missouri, to-wit:

A tract of land containing 7.81 acres, more or less, located in the Southwest Quarter (SW 1/4) of Section Ten (10), Township Forty-eight (48) North, Range Thirteen (13) West, of the Fifth (5th) Principal Meridian, in the City of Columbia, Boone County, Missouri, being shown and described as Tract One (1) of the survey recorded in Book 669, Page 239, Records of Boone County, Missouri.

Subject to easements and restrictions of record and subject to real estate taxes for calendar year 2019 and thereafter.

Conveyance of the above described property is being made as a donation from GRANTOR to and for the benefit of GRANTEE and is subject to the following conditions/restrictions:

1. The subject property shall be used and maintained by GRANTEE as a "wooded natural area" park for the benefit of the citizens of the City of Columbia, Missouri.
2. The property shall not be developed with shelters, restrooms, or other structures that would detract from its pristine "wooded natural area".
3. GRANTEE shall reasonably maintain the subject property by removing, as may be determined necessary by the City of Columbia Forrester, dead trees and/or underbrush.
4. The name for the area shall be Fairview Hollow Nature Area.
5. None of the above conditions/restrictions shall impair GRANTEE's discretion in connection with any street, roadway, or utility realignment/location on the subject property including, but not limited to, the realignment of Fairview Road and utilities along said roadway on any portion of the subject property.

GRANTOR hereby represents and warrants that it is a Missouri limited partnership in good standing; that its General Partner, MBS Associates, Inc., is a Missouri corporation in good standing and is fully authorized by the Partnership Agreement of MBS Realty Partners, L.P. to convey title to the above described real estate to the GRANTEE herein; and that said Limited Partnership Agreement has not been amended or revoked in any respect and remains in full force and effect.

TO HAVE AND TO HOLD the premises aforesaid, together with all and singular the rights, immunities, privileges, and appurtenances thereto belonging or in anywise appertaining, unto GRANTEE and unto the successors and assigns of GRANTEE forever, with GRANTOR hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that GRANTOR has good right to convey title to the same; and that GRANTOR will warrant and defend the title to said premises unto GRANTEE and unto the successors and assigns of GRANTEE forever, against the lawful claims and demands of all persons.

