

Boone County, Missouri

Filed for record on August 31, 1972 at 4:55 o'clock P.M. in Boone Co. Mo.
Document No. 288 recorded in Book 403 page 895 Betty Saunders, Recorder of Deeds.

Unofficial ~~WARRANTY DEED~~ Document

THIS DEED, made and entered into this 31st day of August, 1972, by and between LESTER JACOBS and LEOLA JACOBS, husband and wife, BOB HANSING and ELLEN H. HANSING, husband and wife, and KERN OLSON and GAIL HUNT OLSON (formerly Gail Hunt), husband and wife, by their attorney-in-fact, WILMOTH BELCHER, and LOUISE COLEMAN and DELMAR COLEMAN, husband and wife, and JOHN BELCHER and WILMOTH BELCHER, husband and wife, and JAMES E. RODDY and DOROTHY RODDY, husband and wife, and ROBERT AMBROSE and MARIE AMBROSE, and DOUGLAS WILHITE and GRACE WILHITE, husband and wife, and SHAEFER ASHLOCK and BROOKSIE ASHLOCK, husband and wife, and ESTIL G. HUNT and BETTY ~~HUNT~~ HUNT, husband and wife, and RALPH POE and CHRISTINE POE, husband and wife, and ROY POE and HAZEL POE, husband and wife, and VICTOR POE and ALVENA POE, husband and wife, and STANLEY POE and MILDRED POE, husband and wife, and ~~WILMOTH BELCHER~~ HELEN POE BURR, ~~WILMOTH BELCHER~~ ^{a single person,} and SANFORD POE, a single person, of Boone County, State of Missouri, Parties of the First Part;

AND MILES C. BROWN and IRENE R. BROWN, husband and wife, an undivided one-half interest; and RALPH E. MUNSON and DOROTHY M. MUNSON, husband and wife, an undivided one-half interest, Parties of the Second Part (Grantees' mailing address is 2701-B Summit Road, Columbia, Missouri, 65201);

WITNESSETH:

That the said Parties of the First Part, for and in consideration of the sum of Ten Dollars and other valuable consideration paid by the said Parties of the Second Part, the receipt of which is hereby acknowledged, do by these presents Grant, Bargain and Sell, Convey and Confirm unto the said 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, containing 8.83 acres, more or less, and located in the Southeast Quarter of the Southeast Quarter of Section 16, Township 48 North, Range 14 West, Boone County, Missouri, as shown by survey recorded in Book 400, Page 635, Deed Records of Boone County, Missouri, and referred to as Tract 19 in said Survey.

Subject to easements and restrictions of record.

Subject also to the following building and usage restrictions which are imposed by the grantors herein upon the above-described real estate as covenants running with the land, to-wit:

1. No residence is to be built on the lot with less than 100 ft. frontage on a street or road.
2. No residence is to be built which contains less than 1,000 square feet floor area.
3. All buildings are to set back at least 50 feet from the front of the lots and have a 15 feet inset from all other lot lines.
4. No house trailer is to be placed on the lot for living quarters, no temporary building is to be built for living quarters, no basement is to be used for living quarters (unless a dwelling is built over the basement and is being used as a residence).

Nora Dietzel, Recorder of Deeds

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Unofficial Document

5. No business building is to be built nor any commercial business to be conducted on the lot.
6. No asbestos shingle siding, composition siding or roll siding is to be used on any building on the lot.
7. No feed lot is to be maintained on the land.

These restrictions may be modified or rescinded at any time hereafter by the mutual agreement of 100% of the then owner(s) of the real estate formerly known as the Alex Hunt Farm and specifically described as follows:

The Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4), and the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section Sixteen (16), Township Forty-eight (48), Range Fourteen (14), in Boone County, Missouri.

Also, the Southwest Quarter (SW 1/4) of the North-West Quarter (NW 1/4) and, the North Seventy-Four (74) acres of the West Half (W 1/2) of the Southwest Quarter of Section Fifteen (15), Township Forty-eight (48), Range Fourteen (14), in Boone County, Missouri.

TO HAVE AND TO HOLD the same together with all the rights, immunities, privileges and appurtenances to the same belonging unto the said Parties of the Second Part, and to their heirs and assigns, forever; the said Parties of the First Part hereby covenanting that said Parties and the heirs, executors and administrators of such Parties shall and will warrant and defend the title to the premises unto the said Parties of the Second Part, and to their heirs and unto the assigns of such parties forever against the lawful claims of all persons whomsoever, except taxes for 1972 and thereafter.

IN WITNESS WHEREOF, the said Parties of the First Part have hereunto set their hands the day and year first above written.

Wilmoth Belcher
 WILMOTH BELCHER, Attorney-in-Fact for Lester D. Jacobs and Leola Jacobs, husband and wife, Kern Olson and Gail Hunt Olson (formerly Gail Hunt), husband and wife, and Bob Hansing and Ellen H. Hansing, husband and wife

Maude Roddy
James E. Roddy
John Belcher
Wilmoth Belcher
Edmar Coleman
Louise Coleman
Maughan Wilhite
Grub Wilhite
Shafer Ashlock
Broome Ashlock

John Hanson
Marie Anderson
Kathleen
Christine Olson
Roy Olson
Frank Olson
Stanford Olson
Esther Olson
Alvina D Olson
Stacy Olson
Mildred Olson
Betty Hunt
Edna Hunt
Helen Paul Burr

Nora Dietzel, Recorder of Deeds

Boone County, Missouri

STATE OF MISSOURI
COUNTY OF BOONE

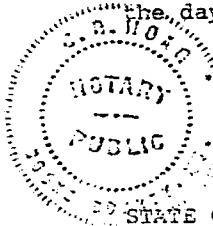
Official Document

On this 31st day of August, 1972, before me personally appeared WILMOTH BELCHER, attorney-in-fact for Lester D. Jacobs and Leola Jacobs, husband and wife, and Kern Olson and Gail Hunt Olson (formerly Gail Hunt), husband and wife, and Bob Hansing and Ellen H. Hansing, husband and wife; and by me being duly sworn did say that the said Lester D. Jacobs and Leola Jacobs, husband and wife, and Kern Olson and Gail Hunt Olson (formerly Gail Hunt), husband and wife, and Bob Hansing and Ellen H. Hansing, husband and wife, are now living and sane and that they have not revoked the Powers of Attorney previously given by each of them to the said Wilmoth Belcher, and the said Wilmoth Belcher further acknowledged that she executed the foregoing instrument as her free act and deed as attorney-in-fact for the above-named persons.

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:

NOTARY PUBLIC, STATE OF MISSOURI
MY COMMISSION EXPIRES AUG. 6, 1974



(SEAL)

STATE OF MISSOURI
COUNTY OF BOONE

)
) SS.
)

[Signature]
Notary Public

On this 3 day of August, 1972, before me personally appeared Louise Coleman and Delmar Coleman, husband and wife, and John Belcher and Wilmoth Belcher, husband and wife, and James E. Roddy and Dorothy Roddy, husband and wife, and Robert Ambrose and Marie Ambrose, husband and wife, and Douglas Wilhite and Grace Wilhite, husband and wife, and Shaefer Ashlock and Brooksie Ashlock, husband and wife, and Ralph Poe and Christine Poe, husband and wife, and Roy Poe and Hazel Poe, husband and wife, and Victor Poe and Alvena Poe, husband and wife, and Stanley Poe and Mildred Poe, husband and wife, and ~~William Burr~~ and Helen Poe Burr, ~~his wife~~, and Sanford Poe, a single person, to me known 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:

April 6, 1973

(SEAL)

STATE OF MISSOURI
COUNTY OF BOONE

)
) SS.
)

[Signature: Everett P. Jacobs]
Notary Public
Everett P. Jacobs

On this 11th day of August, 1972, before me personally appeared Estil G. Hunt and Betty ~~Hunt~~ Hunt, husband and wife, to me known 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 Wald Missouri, the day and year first above written.

My Commission Expires:

Jan 29 - 1975

Nora Dietzel, Recorder of Deeds

[Signature: Carl Busham, notary pub]

Boone County, Missouri

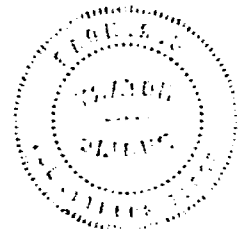
State of Missouri)
County of Boone) Sct.

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 21 day of August 1972 at 4 o'clock and 55 minutes P.M. and is truly recorded in Book 403 page 895.
Witness my hand and official seal of the day and year aforesaid.



Betty Saunders Recorder

By Barbara Anders Deputy



Nora Dietzel, Recorder of Deeds

Boone County, Missouri

Filed for record on January 2, 1972 at 10:30 o'clock A.M. In Boone Co. Mo.
Document No. 30 recorded in Book 407 page 47. Betty Saunders, Recorder of Deeds.

WARRANTY DEED Unofficial Document

THIS DEED, made and entered into this 20 day of February, 1972, by and between JAMES E. RODDY and DOROTHY RODDY, husband and wife; DOUGLAS WILHITE and GRACE WILHITE, husband and wife; and JOHN BELCHER and WILMOTH BELCHER, husband and wife, of Boone County, State of Missouri, Parties of the First Part; and

MILES C. BROWN and IRENE R. BROWN, husband and wife, an undivided one-half interest; and RALPH E. MUNSON and DOROTHY M. MUNSON, husband and wife, an undivided one-half interest, Parties of the Second Part (Grantees' mailing address is 2701-B Summit Road, Columbia, Missouri, 65201);

WITNESSETH:

That the said Parties of the First Part, for and in consideration of the sum of Ten Dollars and other valuable consideration paid by the said Parties of the Second Part, the receipt of which is hereby acknowledged, do by these presents Grant, Bargain and Sell, Convey and Confirm unto the said Parties of the Second Part, the following described real estate situated in the County of Boone, in the State of Missouri, to-wit:

39.35 acres, more or less, located in the East half of Section 16, Township 48 North, Range 14, Boone County, Missouri, and specifically described as Tract No. 27-A of Survey recorded in Book 406, Page 388, of the Boone County, Missouri, records.

Subject to easement and restrictions of record.

Subject, also, to the following building and usage restrictions which are imposed by the grantors herein upon the above described real estate as covenants running with the land, to-wit:

1. No residence is to be built on the lot with less than 100 ft. frontage on a street or road.
2. No residence is to be built which contains less than 1,000 square feet floor area.
3. All buildings are to set back at least 50 feet from the front of the lots and have a 15 foot inset from all other lot lines.
4. No house trailer is to be placed on the lot for living quarters, no temporary building is to be built for living quarters, no basement is to be used for living quarters (unless a dwelling is built over the basement and is being used as a residence).
5. No business building is to be built nor any commercial business to be conducted on the lot.
6. No asbestos shingle siding, composition siding or roll siding is to be used on any building on the lot.

Nora Dietzel, Recorder of Deeds

7. No feed lot is to be maintained on the land.

These restrictions may be modified or rescinded at any time hereafter by the mutual agreement of 100% of the then owner(s) of the real estate formerly known as the Alex Hunt Farm and specifically described as follows:

The Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4), and the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section Sixteen (16), Township Forty-eight (48), Range Fourteen (14), in Boone County, Missouri.

Also, the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) and, the North Seventy-four (74) acres of the West Half (W 1/2) of the Southwest Quarter of Section Fifteen (15), Township Forty-eight (48), Range Fourteen (14), in Boone County, Missouri.

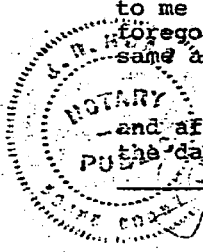
TO HAVE AND TO HOLD the same together with all the rights, immunities, privileges and appurtenances to the same belonging unto the said Parties of the Second Part, and to their heirs and assigns, forever; and said Parties of the First Part hereby covenanting that said Parties and the heirs, executors and administrators of such Parties shall and will warrant and defend the title to the premises unto the said Parties of the Second Part, and to their heirs and unto the assigns of such parties forever against the lawful claims of all persons whomsoever, except taxes for 1972 and thereafter.

IN WITNESS WHEREOF, the said Parties of the First Part have hereunto set their hands the day and year first above written.

James E. Roddy
Dorothy Roddy
John Belcher
Douglas Wilcher
Grace Wilcher
Wilmoth Belcher

STATE OF MISSOURI)
) SS.
COUNTY OF BOONE)

On this 3rd day of December, 1972, before me personally appeared JAMES E. RODDY and DOROTHY RODDY, husband and wife, DOUGLAS WILCHER and GRACE WILCHER, husband and wife, and JOHN BELCHER and WILMOTH BELCHER, husband and wife, to me known 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:

(SEAL,

[Signature]
Notary Public

State of Missouri)
County of Boone) Sect. 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 2 day of January 1973 at 8 o'clock and 45 minutes A.M. and is truly recorded in Book 48 page 47.
Witness my hand and official seal of the day and year aforesaid.

Nora Dietzel, Recorder of Deeds
By [Signature] Deputy