

MISSOURI WARRANTY DEED

This Indenture, made on the 14th day of March, A.D. One Thousand Nine Hundred and Ninety Six by and between GILBERT A. STAGNER and ALICE M. STAGNER, husband and wife, of the County of Dent, State of Missouri, and WILLIS STAGNER and FRANCES E. STAGNER, husband and wife, of the County of Phelps, State of Missouri, parties of the first part, and WILLIAM BURNICE McLAURIN and DEBORAH STEVER McLAURIN, husband and wife, of the County of Dent, State of Missouri, parties of the second part, whose mailing address is Rt 6 Box 434, Salem, Mo. 65560.

FILED FOR RECORD  
BOOK 228 PAGE 227

MAR 14 1996  
AT 2 O'CLOCK 17 MINUTES P.M.  
MICHAEL SCHAFER, Recorder  
[Signature] Deputy

WITNESSETH: THAT THE SAID PARTIES OF THE FIRST PART, in consideration of the sum of TEN and no/100 DOLLARS to them paid by 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 their heirs and assigns, the following described lots, tracts or parcels of land lying, being and situated in the County of Dent, State of Missouri, to-wit:

A part of the Northwest Quarter of the Northeast Quarter of Section 31, Township 34 North, Range 5 West, described as follows: Beginning at the quarter section corner on the north side of Section 31, thence East 545 feet to the fence on the east side of pine grove, thence South 2 degrees 30 minutes east with said fence 404 feet, thence North 78 degrees 30 minutes west with said fence 140 feet, thence South 14 degrees west 191 feet to center of road, thence North 87 degrees 30 minutes west with road to west line of said Northwest Quarter of the Northeast Quarter of Section 31, thence North on Quarter section line to point of beginning.

ALSO:

A part of the North Half of Lot 1 of the Northwest Quarter of Section 31, Township 34 North, Range 5 West, described as follows: Beginning at quarter section corner on north side of Section 31, thence west to county road, thence south and east with said road to where the same intersects the west line of Northwest Quarter of the Northeast Quarter of said Section 31, thence North on subdivision line to point of beginning. Containing in all 6 acres, more or less. (D.F.)

TO HAVE AND TO HOLD said premises aforesaid with all and singular, the rights privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said parties of the second part and unto their heirs and assigns forever; the said Gilbert A. Stagner and Alice M. Stagner, husband and wife, and Willis Stagner and Frances E. Stagner, husband and wife, hereby covenanting that they are lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that they have good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by them or those under whom they claim; and that they will warrant and defend the title to the said premises unto the said parties of the second part and unto their heirs and assigns forever, against the lawful claims and demands of all persons whomever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Gilbert A. Stagner  
GILBERT A. STAGNER

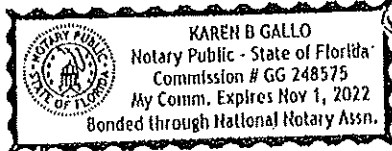
Alice M. Stagner  
ALICE M. STAGNER

Willis Stagner  
WILLIS STAGNER

Frances E. Stagner  
FRANCES E. STAGNER

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 Felamorada, 6-7-22 the day and year last above written.



Karen Gallo  
Notary Public

My Commission Expires: 11-1-22

Recorded In Dent County, Missouri



Recording Date/Time: 06/08/2022 at 03:44:07 PM  
Instr #: 20221253

Type: WD  
Pages: 3  
Fee: \$30.00 & 20220001092



Cindy Edwards Ard  
Recorder of Deeds

### Missouri Warranty Deed

This Indenture, made on the 07 day of June, A. D. Two Thousand and Twenty-two by and between **LARRY BRAIDLOW** and **LAURA BRAIDLOW**, husband and wife, Grantors of the County of Dent, State of Missouri, parties of the first part, and **FRANCES ROXANN VATH**, a single person, Grantee of the County of Dent, State of Missouri, party of the second part, whose mailing address is :

10490 CR 5490 Rolla, MO. 65401

**WITNESSETH: THAT THE SAID PARTIES OF THE FIRST PART**, in consideration of the sum of Ten and No/100 DOLLARS and other valuable consideration to them paid by the said party 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 party of the second part, her heirs and assigns, the following described lots, tracts or parcels of land lying, being and situated in the County of Dent, State of Missouri, to-wit:

ALL THAT PART OF THE WEST HALF (W1/2) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP THIRTY-FOUR (34) NORTH, RANGE FIVE (5) WEST OF THE FIFTH PRINCIPAL MERIDIAN, DENT COUNTY, MISSOURI, WHICH LIES NORTH OF A LINE WHICH IS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31, THENCE N31°48'17"E 5276.45 FEET TO AN IRON PIN ON THE EASTERLY RIGHT-OF-WAY LINE OF DENT COUNTY ROAD NO 5080 (FORMERLY NO. 508)

FOR THE POINT OF BEGINNING OF THE LINE TO BE HEREIN DESCRIBED; THENCE S80°29'02"E 1284.53 FEET TO AN IRON PIN AT THE INTERSECTION OF AN EXISTING NORTH-SOUTH FENCE FOR THE TERMINUS OF SAID LINE. (SAID EXISTING FENCE IS PRESENTLY ACCEPTED BY ALL INTERESTED PARTIES AS REPRESENTING THE EAST LINE OF SAID W1/2 OF THE NE1/4 OF SECTION 31. IF A FUTURE SURVEY WOULD SHOW SAID EAST LINE IN A DIFFERENT LOCATION THAN THE FENCE, IT IS INTENDED THAT THE LINE DESCRIBED ABOVE BE SHORTENED OR EXTENDED, AS NECESSARY, TO CLOSE ON THE TRUE EAST LINE OF SAID HALF-QUARTER.)

EXCEPTING FROM THE ABOVE DESCRIPTION THE FOLLOWING TRACT DESCRIBED IN BOOK 126, PAGE 396 OF THE DENT COUNTY DEED RECORDS:

FILED FOR RECORD

16244  
JUN 10 1969

At 2 o'clock 15 minutes P. M.  
HARCEL CROGAN, Recorder  
Dorothy Vaughn DEPUTY

# General Warranty Deed

This INDENTURE, Made on the 15 day of May, A. D.,  
 One Thousand Nine Hundred and Sixty-nine by and between  
E.W. Bennett and Volma Bennett, husband and wife,  
 of Salem, Missouri part 108 of the First Part, and  
Charles Julian and Lorene Julian, husband and wife,  
 of the County of Dent In the State of Missouri part 108 of the Second Part.

WITNESSETH, That the said part 108 of the First Part, in consideration of the sum of  
Certain valuable considerations and One Hundred & No/100 DOLLARS,  
 to them paid by the said part 108 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 Part 108 of the Second Part, their  
 heirs and assigns, the following described Lots, Tracts or Parcel of Land, lying, being and situated in the County of

Dent, and State of Missouri, to-wit: A part of the Northwest Quarter of the  
 Northeast Quarter of Section 31, Township 34 n, Range 5 west, described as  
 follows: Beginning at the quarter section corner on the north side of  
 Section 31, thence east 545 feet to the fence on the east side of pine  
 grove, thence south 2 degrees 30 minutes east with said fence 404 feet,  
 thence north 78 degrees 30 minutes west with said fence 140 feet, thence  
 south 14 degrees west 191 feet to center of road, thence north 87 degrees  
 30 minutes west with road to west line of said Northwest Quarter of Northeast  
 Quarter of Section 31, thence north on quarter section line to point of  
 beginning.

Also, a part of the North Half of Lot 1 of the Northwest Quarter of  
 Section 31, Township 34 n, Range 5 west, described as follows: Beginning at  
 quarter section corner on north side of Section 31, thence west to County  
 Road, thence south and east with said road to where the same intersects  
 the west line of Northwest Quarter of Northeast Quarter of said section 31,  
 thence north on subdivision line to point of beginning.

Containing in all 6 acres more or less.

It is understood that 15 feet off the south side of the first  
 above described land has been dedicated by grantors, and that 15 feet adjacent  
 thereto on north side of tract lying south of the above described land, has  
 been dedicated by the owners of said land as a road and passage way to and  
 from the properties adjoining.

TO HAVE AND TO HOLD The premises aforesaid, with all and singular the rights, privileges, appurtenances and  
 immunities thereto belonging or in anywise appertaining unto the said part 108 of the Second Part, and unto their  
 heirs and assigns, FOREVER, the said parties of the first part

hereby covenanting that they are lawfully seized of an indefeasible Estate in Fee in the premises herein conveyed;  
 that they have good right to convey the same; that the said premises are free and clear of any Incumbrance  
 done or suffered by them or those under whom they claim, and that they will  
 WARRANT AND DEFEND the title to the said premises unto the said part 108 of the Second Part, and unto their  
 heirs and assigns, FOREVER, against the lawful claims and demands of all persons whomsoever.

Excepting taxes.

IN WITNESS WHEREOF The said part 108 of the First Part has hereunto set their hand  
 and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of Us:

E.W. Bennett (SEAL)  
Volma Bennett (SEAL)  
 \_\_\_\_\_ (SEAL)  
 \_\_\_\_\_ (SEAL)



Recording Date/Time: 08/18/2023 at 01:23:34 PM  
Instr #: 20231575

Type: EASE  
Pages: 2  
Fee: \$27.00 S 20230001353



RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that(Grantor) William B. McLaurin (deceased) and Deborah S. McLaurin, Husband & Wife

for valuable consideration, the receipt of which is hereby acknowledged, do hereby grant and convey unto Intercounty Electric Cooperative Association, P.O. Box 209, Licking, Missouri 65542, (Grantee) and to its successors and assigns, the perpetual right and easement to enter upon the lands of the Grantor situated in the County of Dent, Missouri, described as follows:

Section 31 T 34 N R 5 W QS NW 1/4 of NE 1/4 Beginning at N 37.60859  
W -91.52554 Extending to the East Ending at N 37.60860 W -91.52533

For overhead electric facilities on east property.

And to place, replace, construct, reconstruct, erect, relocate, modify, change operating voltage, patrol, repair, operate and maintain thereon, and in or upon all streets, roads or highways abutting said lands, either above ground or underground or a combination of both, communication lines, electric transmission and electric distribution lines of one or more circuits, poles, towers, wire, guys, brace poles, guy wires, anchors, cables, fiber optics, lines or systems and other appurtenances for the transmission and distribution of electrical energy and communication data or information of any type whatsoever, to and across the above described lands of Grantor.

The location of the easement granted herein on the above described lands of Grantor shall be defined and fixed upon completion of the communication, electric distribution or transmission lines when and as initially constructed. The easement granted herein shall be 40 feet in width, being 20 feet on each side of its centerline.

Upon completion of construction of the initial structures within said easement, the burden, scope of use, and footprint shall be fixed, except as otherwise provided for herein. Nothing set forth herein shall be deemed to limit Grantee's right and ability to upgrade or expand any electric line, cable, fiber optics or other lines, or communication systems, data or information systems of any type in the future on, across and within the initial scope and footprint of the easement so as to enable Grantee herein to furnish or extend service to others, and within the easement the right to increase or decrease the voltage, size or capacity of the line, number of lines, number of poles or structures, all as Grantee may deem necessary or advisable.

Grantee shall have full right of ingress and egress to, from and over the above described lands, for doing anything necessary or useful for the enjoyment of the easement herein granted; and to cut, trim, or otherwise maintain, or remove trees and shrubbery to the extent necessary to keep them clear of the aforementioned communication, electric distribution or transmission lines or system; to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires or any other component of the system; and to remove all structures, plants or vegetation that might in Grantee's sole judgment, endanger the line or system; and to license, permit or otherwise agree to the joint use or occupancy of the line or system by any successor or subsidiary of Grantee, communication business, municipality, utility or any other rural electric cooperative or their successors and subsidiaries. The Grantor agrees to keep the easement clear of all future buildings, structures, grain bins, water impoundments or obstructions that may interfere with the operation or maintenance of the communication, electric distribution or transmission lines or system, except where permitted in writing by Grantee. The Grantor furthermore agrees to advise and consult with Grantee in advance of any change in the grade and/or elevation of the land within the easement as granted herein, so as to allow Grantee to maintain mandatory clearance requirements.

The Grantors covenant that they are the fee owners of the above described lands.  
IN WITNESS WHEREOF, the Grantors have set their hands this 2nd day of May, 2023.

Signature Deborah S. McLaurin Signature \_\_\_\_\_

Print Name Deborah McLaurin Print Name \_\_\_\_\_