



201500398

RECORDED ON

01/29/2015 10:39:50AM

REC FEE: 42.00

PAGES: 7

DEBORAH L ENGEMANN
RECORDER OF DEEDS
WARREN COUNTY, MO



COPY

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

Title of Document: **ACCESS EASEMENT AGREEMENT**

Date of Document: January 23rd, 2015

Grantor: Lee Michael Conoyer and Christina Ann Conoyer, husband and wife

Grantor's Address: 31091 Peaceful Ridge, Jonesburg, Missouri 63351

Grantee: Kerma D. Schaefer, a single person

Grantee's Address: 1820 Washington, Florissant, Missouri 63033

Legal Description: See Exhibits A, B and C, which are attached to the document.

Reference Book
and Page(s):

ACCESS EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT (this "**Agreement**") is made as of this 23rd day of January, 2015 by and between LEE MICHAEL CONOYER and CHRISTINA ANN CONOYER, husband and wife (together "**Grantor**") and KERMA D SCHAEFER, a single person ("**Grantee**").

WITNESSETH:

WHEREAS, Grantor owns a tract of land situated in the County of Warren, Missouri and more particularly described in Exhibit A attached hereto and incorporated herein by reference ("**Burdened Property**"); and

WHEREAS, Grantee owns a tract of land situated in the County of Warren, Missouri and more particularly described in Exhibit B attached hereto and incorporated herein by reference ("**Benefitted Property**")

WHEREAS, the Burdened Property and the Benefitted Property are contiguous to each other, and

WHEREAS, the on Burdened Property there exists a road, and Grantee requires the road for ingress and egress to the Benefitted Property, and

WHEREAS, the parties hereto desire to create an easement over and across that portion of the Burdened Property labeled as "30' Wide Road and Utility Easement" on Exhibit C attached hereto and incorporated herein by reference ("**Easement Area**") for the sole purposes of ingress and egress over, across and through the Easement Area for access to the Benefitted Property

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars (\$10.00), the foregoing recitals and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged by each party, Grantor and Grantee hereby agree as follows:

1. Easement Grant Grantor hereby grants unto Grantee, its successors and assigns, a perpetual nonexclusive easement ("**Easement**") over and across the Easement Area for the sole purposes of ingress and egress to and from the Benefitted Property.

2. Terms of Use. Grantee shall maintain any roadway in the Easement Area in good condition and repair at Grantee's sole cost and expense. It shall be Grantee's duty to obtain any and all governmental permits required for the maintenance and repair of the Easement Area, and shall do so in accordance with any applicable laws, ordinance or regulations. Grantor shall be entitled to use any roadway in the Easement Area without cost to Grantor.

3. Successors and Assigns This Agreement and the terms, conditions and covenants set forth herein shall be binding on and shall inure to the benefit of Grantor and Grantee and their respective successors and assigns.

4. Counterparts. This Agreement may be executed in any number of identical counterparts, and if so executed, each such counterpart is to be deemed an original for all purposes, and all such counterparts shall, collectively, constitute one and the same instrument.

GRANTORS:

Lee Michael Conoyer
Lee Michael Conoyer

Christina Ann Conoyer
Christina Ann Conoyer

GRANTEE

Kerma D. Schaefer
Kerma D. Schaefer

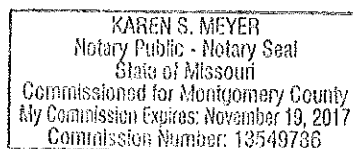
STATE OF MISSOURI)
) SS
COUNTY OF Montgomery

On this 23rd day of January 2015, before me personally appeared, LEE MICHAEL CONOYER and CHRISTINA ANN CONOYER, husband and wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged to me that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, on the day and year first above written

Karen S. Meyer
Notary Public Karen S. Meyer

My term expires: November 19, 2017.



STATE OF MISSOURI)
) SS.
COUNTY OF Montgomery)

On this 23rd day of January, before me personally appeared, KERMA D. SCHAEFER, a single person, to me known to be the person described in and who executed the foregoing instrument, and acknowledged to me that she executed the same as her free act and deed

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My term expires: November 19, 2017

Karen S Meyer
Notary Public Karen S Meyer

KAREN S. MEYER Notary Public - Notary Seal State of Missouri Commissioned for Montgomery County My Commission Expires: November 19, 2017 Commission Number: 13549786

EXHIBIT A

A tract of land being part of the Northwest Quarter of the Southwest Quarter (NW ¼ SW ¼) of Section Thirty-four (34), Township Forty-Seven (47) North, Range Four (4) West, County of Warren, State of Missouri, and being described as follows: Commencing at a Missouri State Land Survey Monument at the Southwest corner of said Section 34; thence along the West line of said Section 34 North 2 degrees -7' East 1746.49 feet to an iron rod at the place of beginning of the tract herein described; thence continuing along said West line North 2 degrees -7' East 257.13 feet to an iron rod; thence leaving said West line South 87 degrees -53' East 508.23 feet to an iron rod; thence South 2 degrees -7' West 257.13 feet to an iron rod; thence North 87 degrees -53' West 508.23 feet to the place of beginning and containing 3.00 acres, more or less

SUBJECT TO BUILDING LINES, EASEMENTS, CONDITIONS, AND RESTRICTIONS OF RECORD, IF ANY,

EXHIBIT B

Section 34, Township 47 North, Range 4 West and being described as follows: Commencing at a Missouri Land Survey Monument at the Southwest corner of said Section 34; thence along the West line of said Section 34 North 2 degrees 7' East 1489 36 feet to an iron rod at the place of beginning of the tract herein described; thence continuing along said West line North 2 degrees 7' East 257.13 feet to an iron rod; thence leaving said West line South 87 degrees 53' East 508 23 feet to an iron rod; thence South 2 degrees 7' West 257 13 feet to a point; thence North 87 degrees 53' West 508 23 feet to the place of beginning and containing 3.00 acres, more or less.

SUBJECT TO BUILDING LINES, EASEMENTS, CONDITIONS, AND RESTRICTIONS OF RECORD, IF ANY,