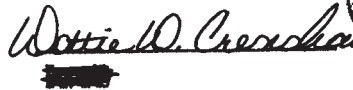



No. 10607 Book 1585 Page 144

State of Missouri, County of Lincoln
Recorded in Book 1585 Page(s): 144 - 146
Jul 31, 2003 2:05 PM Fees \$29.00
Dottie D. Crenshaw, Recorder of Deeds

EASEMENT DEED

THIS DEED MADE AND ENTERED INTO THIS 31ST DAY OF JULY, 2003, BY AND BETWEEN

GRANTORS: CLIFFORD M. WHEELER AND MARJORY A. WHEELER, HUSBAND AND WIFE

OF THE COUNTY OF LINCOLN STATE OF MISSOURI PARTIES OF THE FIRST PART, AND

GRANTEES: CHRISTOPHER G. O'BRIEN AND DENA C. O'BRIEN, HUSBAND AND WIFE

OF THE COUNTY OF LINCOLN STATE OF MISSOURI PARTIES OF THE SECOND PART, WHOSE
ADDRESS IS 59 OAK VALLEY DRIVE, TROY, MO 63379

WITNESSETH, THAT THE SAID PARTIES OF THE FIRST PART, FOR AND IN CONSIDERATION
OF THE SUM OF ONE DOLLAR AND OTHER CONSIDERATIONS PAID BY THE SAID PARTIES OF THE
SECOND PART, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, DO BY THESE PRESENTS
GRANT UNTO THE SAID PARTIES OF THE SECOND PART, THEIR HEIRS AND ASSIGNS, AN
EASEMENT DESCRIBED AS FOLLOWS, TO-WIT:

AN INGRESS AND EGRESS EASEMENT, SERVING PART OF LOT 11 OF OAK VALLEY ESTATES, A
SUBDIVISION RECORDED IN PLAT BOOK 11 PAGE 185 OF THE LINCOLN COUNTY RECORDS, OVER
AND ACROSS LOT 10 OF SAID SUBDIVISION, SITUATED IN PART OF THE SOUTH ½ OF THE
SOUTHEAST ¼ OF SECTION 23, PART OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF
SECTION 25, AND PART OF THE NORTHEAST ¼ OF SECTION 26, TOWNSHIP 48 NORTH, RANGE 2
WEST OF THE 5TH P.M., LINCOLN COUNTY, MISSOURI, AND BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 10 OF OAK VALLEY
ESTATES; THENCE SOUTH 20 DEGREES 15' 34" WEST, WITH THE WEST LINE OF SAID LOT 10, 130.00
FEET; THENCE SOUTH 69 DEGREES 44' 26" EAST, DEPARTING SAID WEST LINE, 60.00 FEET; THENCE
NORTH 20 DEGREES 15' 34" EAST, PARALLEL WITH THE WEST LINE OF SAID LOT 10, 147.15 FEET TO
THE NORTH LINE OF SAID LOT 10, BEING COINCIDENT WITH THE CENTERLINE OF OAK VALLEY
DRIVE; THENCE SOUTH 85 DEGREES 41' 31" EAST, WITH SAID CENTERLINE, 62.40 FEET TO THE
BEGINNING POINT.

FOR THE FOLLOWING PURPOSES:

INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE
COUNTY OF LINCOLN AND STATE OF MISSOURI, TO-WIT:

ALL OF LOT 10 OF "OAK VALLEY ESTATES" BEING PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 23; PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25; AND PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 48 NORTH, RANGE 2 WEST OF LINCOLN COUNTY, MISSOURI, AS PER PLAT BOOK 11 PAGE 185 OF THE LINCOLN COUNTY RECORDS.

FOR THE BENEFIT OF THE FOLLOWING OF THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF LINCOLN AND STATE OF MISSOURI, TO-WIT:

ALL OF LOT 11 OF "OAK VALLEY ESTATES", BEING PART OF THE SOUTH ½ OF THE SOUTHEAST 1/4 OF SECTION 23; PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25; AND PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 48 NORTH, RANGE 2 WEST OF LINCOLN COUNTY, MISSOURI, AS PER PLAT BOOK 11 PAGE 185 OF THE LINCOLN COUNTY RECORDS.

EXCEPTING THEREFROM A 0.164 ACRE TRACT, MORE OR LESS, BEING PART OF LOT 11 OF "OAK VALLEY ESTATES" AS RECORDED IN PLAT BOOK 11 PAGE 185 OF THE LINCOLN COUNTY RECORDS, LINCOLN COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERN CORNER OF LOT 11 OF "OAK VALLEY ESTATES", ON THE CENTERLINE OF OAK VALLEY DRIVE, A 50 FOOT WIDE ROAD AND UTILITY EASEMENT; THENCE SOUTH 18 DEGREES 53' 37" EAST 107.05 FEET TO AN IRON ROD; THENCE SOUTH 20 DEGREES 15' 34" WEST, DEPARTING SAID CENTERLINE, ALONG THE SOUTHEAST LINE OF SAID LOT 11, 50.00 FEET TO AN IRON ROD; THENCE NORTH 48 DEGREES 06' 12" WEST, DEPARTING SAID SOUTHEAST LINE, 127.83 FEET TO AN IRON ROD ON THE NORTH LINE OF SAID LOT 11; THENCE NORTH 51 DEGREES 04' 48" EAST, WITH SAID NORTH LINE, 100.00 FEET TO THE BEGINNING POINT. ALL AS SHOWN ON A SURVEY AND PLAT BY WILLIAM J. SHEA, JR., LINCOLN COUNTY SURVEYOR, IN SURVEY RECORD BOOK D1 PAGE 10 OF THE LINCOLN COUNTY RECORDS.

TO HAVE AND TO HOLD THE SAID EASEMENT, TOGETHER WITH ALL RIGHTS AND APPURTENANCES TO THE SAME BELONGING, UNTO THE SAID PARTIES OF THE SECONDS PART, AND TO THEIR HEIRS AND ASSIGNS, FOREVER.

IN WITNESS WHEREOF, THE SAID PARTIES OF THE FIRST PART HAVE EXECUTED THESE PRESENTS THE DAY AND YEAR FIRST ABOVE WRITTEN.


CLIFFORD M. WHEELER


MARJORY A. WHEELER

STATE OF MISSOURI
COUNTY OF LINCOLN

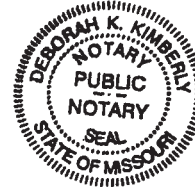
ON THIS 31ST DAY OF JULY, 2003, BEFORE ME PERSONALLY APPEARED CLIFFORD M. WHEELER AND MARJORY A. WHEELER, HUSBAND AND WIFE, TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME AS HIS/HER/THEIR FREE ACT AND

DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL AT
MY OFFICE IN SAID COUNTY AND STATE THE DAY AND YEAR FIRST ABOVE WRITTEN.

Deborah K Kimberly
NOTARY PUBLIC

MY TERM EXPIRES: 11-7-2003



DEBORAH K. KIMBERLY
NOTARY PUBLIC - STATE OF MISSOURI
LINCOLN COUNTY
MY COMMISSION EXPIRES NOV. 7, 2003