



Recorded in Boone County, Missouri

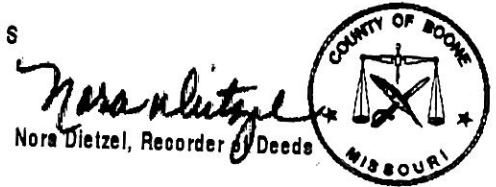
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COVER SHEET TO
FIRST AMENDMENT OF RESTRICTIVE COVENANTS

TITLE OF DOCUMENT: First Amendment of Restrictive Covenants

DATE OF DOCUMENT: 3/22/, 2021

GRANTOR: Ethan Wade Taylor and Kristen Marie Taylor,
husband and wife

GRANTEE: Ethan Wade Taylor and Kristen Marie Taylor,
husband and wife

MAILING ADDRESS OF GRANTEE: 114 Storage Road
Eldon, MO 65026

LEGAL DESCRIPTION: See attached **EXHIBIT A** attached hereto and
incorporated herein by reference.

This cover page is attached solely for the purpose of complying with the requirements stated in §§ 59.310.2; 59.313.2 RSMo 2001 of the Missouri Recording Act. The information provided on this cover page shall not be construed as either modifying or supplementing the substantive provisions of the attached document. In the event of a conflict between the provisions of the attached document and the provisions of this cover page, the attached document shall prevail and control.

FIRST AMENDMENT OF RESTRICTIVE COVENANTS

THIS FIRST AMENDMENT OF RESTRICTIVE COVENANTS (the "First Amendment") is made and entered into this 22 day of March, 2021, by and between **ETHAN WADE TAYLOR** and **KRISTEN MARIE TAYLOR**, husband and wife, for the purpose of amending those restrictive covenants as set forth within that certain document recorded as Instrument Number 2009006484, in Book 3448, at Page 158, in the real estate records of Boone County, Missouri (the "Restrictive Covenants").

RECITAL OF FACTS

- A. Dale T. Sechler, Trustee of the Dale T. Sechler Revocable Trust Agreement dated September 7, 1990, and Carol M. Sechler, Trustee of the Carol M. Sechler Revocable Trust Agreement dated September 7, 1990, created the Restrictive Covenants which affect that parcel of real estate legally described on **EXHIBIT A** which is attached hereto and incorporated herein by reference (the "Real Estate").
- B. Ethan Wade Taylor and Kristen Marie Taylor (collectively the "Taylors") obtained title to that portion of the Real Estate legally described on **EXHIBIT B** which is attached hereto and incorporated herein by reference pursuant to that certain Trustee's Deed dated October 31, 2011, which is recorded as Instrument Number 2011021243, in Book 3871, at Page 81, in the real estate records of Boone County, Missouri.
- C. Pursuant to Paragraph 14 of the Restrictive Covenants, the covenants and restrictions contained within the Restrictive Covenants "...may at any time hereafter be amended, modified or abrogated upon the written consent of the owners of seventy-five percent (75%) or more of the acreage located within the boundaries of the Real Estate."
- D. The undersigned parties to this First Amendment, the Taylors, constitute the owners of more than seventy-five percent (75%) of the acreage located within the boundaries of the Real Estate.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned hereby declare that the Restrictive Covenants are hereby amended as follows:

- 1. Paragraph 14 of the Restrictive Covenants is hereby deleted in its entirety and the following provision is substituted in its place:

"14. These covenants and restrictions and the provisions contained herein may at any time hereafter be amended, modified or abrogated upon the written consent of the owners of one hundred percent (100%) of the acreage located within the boundaries of the Real Estate."

- 2. Except as amended hereby, the Restrictive Covenants are ratified and affirmed.

IN WITNESS WHEREOF, the undersigned have caused this First Amendment to be duly executed as of the date and year first above written.


ETHAN WADE TAYLOR


KRISTEN MARIE TAYLOR

STATE OF MISSOURI)
) ss.
COUNTY OF Miller)

On this 22 day of March, 2021, before me, a Notary Public in and for said County and State, personally appeared **ETHAN WADE TAYLOR** and **KRISTEN MARIE TAYLOR**, 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 in said County and State the day and year first above written.


Notary Public

My Commission Expires: August 21, 2023



EMILEE LOVEALL
My Commission Expires
August 21, 2023
Cole County
Commission #19618767

EXHIBIT A

That parcel of real estate located in Boone County, Missouri, legally described as follows:

Eighty (80) acres, the West Half (W 1/2) of the Northwest Quarter (NW 1/4), and 2-1/2 acres, the North part of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4), all in Section Seventeen (17), Township Fifty (50), Range Eleven (11); ALSO, Eighty (80) acres, the East Half of the Northwest Quarter (NW 1/4) of Section Seventeen (17), Township Fifty (50), Range Eleven (11).

EXHIBIT B

Eighty (80) acres, more or less, the West Half (W 1/2) of the Northwest Quarter (NW 1/4), and two and one-half (2 1/2) acres, more or less, the north part of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4), and eighty (80) acres, more or less, the East Half (E 1/2) of the Northwest Quarter (NW 1/4), all in Section Seventeen (17), Township Fifty (50) North, Range Eleven (11) West, of the Fifth (5th) Principal Meridian, in Boone County, Missouri.

EXCEPTING therefrom a tract of land containing 20.00 acres, more or less, being shown and described as Tract One (1) of the survey recorded March 11, 2009 as Instrument No. 2009006234 in Book 3447, Page 44, Records of Boone County, Missouri.