

BOOK 280 PAGE 1042

**Easement Deed**

**This Deed** Made and entered into this 7th day of  
November nineteen hundred and seventy-six, by and between

ROBERT J. SPEHN and DORIS L. SPEHN, his wife

of the County of St. Louis State of Missouri  
parties of the first part, and WILLIAM J. REID and BEVERLY W. REID, his wife  
4408 Brantwood Bridgeton, MO 63044

of the County of St. Louis State of Missouri  
party of the second part.

*Witnesseth*, that the said parties of the first part, for and in consideration of the sum of ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS - - - - - paid by the said party of the second part, the receipt of which is hereby acknowledged, do by these presents *Grant* unto the said party of the second part,

*An Easement* for the following purposes:

**Roadway and Utility Easement**

over the following described Real Estate, situated in the County of Lincoln and State of Missouri, to-wit:

**This easement is for the purpose of a Roadway and Utility easement over that portion of the property described below that is owned by the above named party of the first part.**

**A strip of land 40 feet wide for road and utility easement being part of the East Half of the Southeast Quarter of Section 23, Township 48 North, Range 2 West, Lincoln County and lying 20 feet on each side of the following described centerline: Beginning at a point on the East line of said Southeast Quarter of Section 23 and said point is North 1° 25' East 1006.49 feet from the Southeast corner of said Section 23; thence along a line parallel and 20 feet Northeast of the existing Cuivre River Electric power line North 47° 40' West 977 feet to the County Road which is the end of said strip of land.**

**To Have and to Hold** the said *Easement*, together with all rights and appurtenances to the same belonging, unto the said party of the second part, and to his

heirs and assigns now and forever.

*In Witness Whereof*, the said parties of the first part have executed these presents the day and year first above written.

*Robert J. Spehn*  
*Doris L. Spehn*

State of Missouri, } ss. On this 7th day of November, 1976,  
County of St. Louis }  
before me personally appeared ROBERT J. SPEIN and DORIS L. SPEIN, his wife

to me known to be the person s 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 the County and State aforesaid, the day and year first above written.



R. E. Callaway  
R. E. CALLAWAY Notary Public. for the  
County of St. Charles, which adjoins the  
County of St. Louis

ss. On this day of , 19 ,

before me appeared

to me personally known, who, being by me duly sworn, did say that he is the of

a Corporation of the State of , and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors; and said acknowledged said instrument to be the free act and deed of said corporation.

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

Notary Public.

My term expires:

**EASEMENT DEED**

FROM

TO

STATE OF MISSOURI  
County of Lincoln  
FILED FOR RECORD

NOV 12 1976

At 2 o'clock 50 Minutes, P.M.  
CALLIE TEASLEY, Recorder

**RECORDED**

**Indexed**

**Indexed**

320

*Leavis Title*



State of Missouri }  
County of Lincoln. } ss.

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 12th day of November A.D. 1976 at 2 o'clock and 50 minutes P.M. and is truly recorded in Book 280 page 1042.

Witness my hand and official seal on the day and year aforesaid  
Callie Teasley Recorder  
By Callie Teasley CIRCUIT CLERK & RECORDER Deputy

3052

UST/98T9412

BOOK 1045 PAGE 32

**ROAD MAINTENANCE AGREEMENT**

WHEREAS, the unplatted Subdivision known as BIG CREEK FARMS uses the roadway described on Schedule "A" hereto attached, and

WHEREAS, the Subdivision known as OAK VALLEY ESTATES also uses a portion of the roadway described on Schedule "A", and

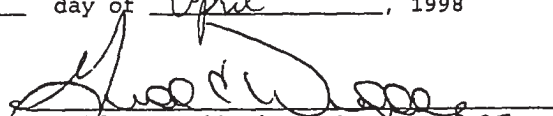
WHEREAS, Big Creek Farms maintains said roadway, and

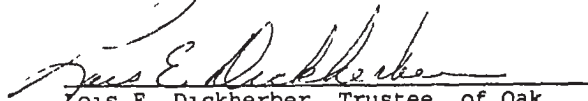
WHEREAS, Oak Valley Estates is to contribute to the maintenance of the said roadway,

**IT IS AGREED AS FOLLOWS:**

The Trustees of Oak Valley Estates shall pay to the Committee of Big Creek Farms Road Association the sum of TWO HUNDRED AND NO/100 DOLLARS (\$200 00) annually as its share of the maintenance of the roadway. The payment is to be made on the 1st day of June, 1998, and on the same date each year thereafter

DATED this 13<sup>th</sup> day of April, 1998

  
Gerald E. Dickherber, Trustee of Oak Valley Estates

  
Lois E. Dickherber, Trustee of Oak Valley Estates

  
Vicki B. Murphy, Committee member of Big Creek Farms

Thomas H. Benton  
 Committee member of  
 Big Creek Farms

STATE OF MISSOURI }

COUNTY OF St. Charles }

On this 13<sup>th</sup> day of April, 1998, before me personally appeared Gerald E. Dickherber, Trustee of Oak Valley Estates, and Lois E. Dickherber, Trustee of Oak Valley Estates, known to me 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 Troy, Missouri, the day and year first above written



Charlotte R. Mantle  
 Notary Public

CHARLOTTE R. MANTLE  
 NOTARY PUBLIC STATE OF MISSOURI  
 ST. CHARLES COUNTY  
 MY COMMISSION EXP. 2/16/99

STATE OF MISSOURI }

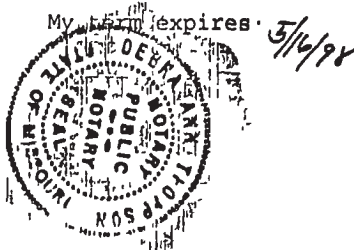
COUNTY OF St. Charles }

On this 15<sup>th</sup> day of April, 1998, before me personally appeared

Thomas H. Benton, Jr.  
and Debra B. Murphy

Committee members of the Agreement for Road Association for Big Creek Farms, known to me 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 Troy, Missouri, the day and year first above written



Debra Ann Thompson  
 Notary Public

DEBRA ANN THOMPSON  
 NOTARY PUBLIC STATE OF MISSOURI  
 ST. CHARLES COUNTY  
 MY COMMISSION EXP. MAY 16, 1998

## SCHEDULE A

A STRIP OF LAND 40 FEET WIDE FOR ROAD AND UTILITY EASEMENT BEING PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 48 NORTH, RANGE 2 WEST, LINCOLN COUNTY, MISSOURI, AND LYING 20 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 23 AND SAID POINT IS N 1 DEG 25' E 1006.49 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 23, THENCE ALONG A LINE PARALLEL AND 20 FEET NORTHEAST OF THE EXISTING CUIVRE RIVER ELECTRIC POWER LINE N 47 DEG 40' W 977 FEET TO THE COUNTY ROAD WHICH IS THE END OF SAID STRIP OF LAND

STATE OF MISSOURI

County of Lincoln

I hereby certify that this instrument was  
FILED FOR RECORD on 4-24 1998  
at 9 o'clock 50 min A M and is  
recorded in Book 1045 Page 32

MELBA HOUSTON

Register of Deeds

By Melba Houston

Deputy

STATE OF MISSOURI

County of Lincoln

FILED FOR RECORD

APR 24 1998

At 9 o'clock 50 Minutes A MMELBA HOUSTON, Recorder 2400