

Boone County, Missouri

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CONSOLIDATED PUBLIC WATER SUPPLY DISTRICT NO. 1 OF BOONE COUNTY, MISSOURI 316 Nebraska Avenue Columbia, Missouri 65201 WATER LINE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That Riley W. Todd and Vivian T. Idle

of the County of BOONE, State of Missouri, hereinafter designated as Grantor (herein so styled, whether one or more) for and in consideration of the sum of \$1.00 and other valuable consideration, paid and delivered by Consolidated Public Water Supply District No. 1 of Boone County, Missouri, hereinafter referred to as the Grantee, organized under the laws of the State of Missouri; the receipt of which is hereby acknowledged, hereby Grants, Bargains, Sells and Conveys to said Grantee the perpetual easement and right to enter upon the lands of Grantor situated in the County of BOONE, in the State of Missouri, described as follows:

A tract of land

117 ACRES MORE OR LESS LOCATED IN THE E 1/2
OF SECTION 12, TOWNSHIP 46 N, RANGE 12 W

and to erect, construct, install, lay, operate, survey, inspect, maintain, repair, rebuild, replace, remove and patrol on or over or under said lands, and in and upon all streets, roads, or highways abutting said lands, pipes or tiles for the transmission of water, and all appliances necessary in connection therewith, together with the perpetual right to go in and upon said land for said purposes. The water line easement hereby granted shall be 10 feet in width, the center line thereof to be located across said land as installed.

TO HAVE AND TO HOLD said easement and rights unto said Grantee forever.

It is understood and agreed that the consideration herein stated shall be the full consideration due to Grantor from said Grantee for going upon said lands and laying of said water pipe line, and that said Grantee shall be liable for such damages to crops as may incur in the original construction of said water line, or that may accrue in the future by virtue of the same being located upon said above described lands.

Title to said water pipeline shall be and remain in said Grantee.

Grantor covenants to and with said Grantee that subject to existing easements, if any, for public highways or roads, railroads, laterals, ditches, pipelines and electrical transmission or distribution lines and telephone and telegraph lines covering the land herein described, Grantor is lawfully seized and possessed of said lands, has a good and lawful right and power to sell and convey them and that they are free and clear of all liens and encumbrances, except as herein stated and that Grantor will forever warrant and defend the title to said easement and the quiet possession thereof against the lawful claims and demands of all persons whomsoever.

In the event of a prior lien upon said lands, the Grantor agrees to secure a subordination or release from the holder of such lien, in the event it is requested by Grantee, so that this easement shall be first or prior to such lien.

Grantor further agrees that all checks or warrants that may be paid under the provisions of this easement may be made payable to the Grantor and the holder of such lien.

IN WITNESS WHEREOF, we have set our hands this 23 day of June, 19 87.

Riley W. Todd Riley W. Todd
Vivian T. Idle Vivian T. Idle

STATE OF MISSOURI }
COUNTY OF Boone } ss

On this 23 day of June, 19 87, before me, a Notary Public in and for the County of Boone

in the State of Missouri, personally appeared Riley W. Todd and Vivian T. Idle 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 at my office in Columbia the day and year first above written.

My commission expires May 4, 1991.

Clinton L. Douglas
Notary Public
Clinton L. Douglas

RECORDED OF DEEDS
STATE OF MISSOURI }
COUNTY OF BOONE } Sct.

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 25th day of June, 19 87, at 9 o'clock and 39 minutes

A. M. and is truly recorded in Book 635 Page 700.

Witness my hand and official seal on the day and year aforesaid.

Recorder
By Julie Hopwood Deputv
JULIE HOPWOOD

Nora Dietzel, Recorder of Deeds