

BILL OF SALE

THIS BILL OF SALE is executed on March 16, 2022, by and between Carl R. Mills, residing at 209 Falling Leaf Ct, Reeds Spring, Missouri 65737 (hereinafter referred to as the "Seller") and Carriage Oaks Estates Water And Sewer Not-For-Profit Corporation, residing at 93 Falling Leaf Court Reeds Spring, Missouri 65737 (hereinafter referred to as the "Buyer").

Seller hereby agrees to transfers to Buyer all rights of Seller in the following property:

Stone County Parcel 14-1.0-12-000-000-02.018 Described As Carriage Oaks Subdivision Well House parcel together with all infrastructure contained within the subdivision that supports and provides water services to its residents, and fully listed on attached Appendix B.

For and in consideration of a total purchase price of \$1.00, receipt of which is hereby acknowledged by Seller. The form of payment used will be cash and sales tax is included in the purchase price of the above-mentioned property.

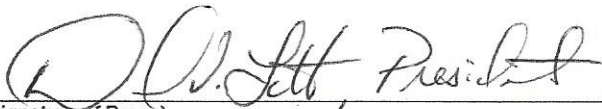
The transfer of property shall take effect immediately upon execution of this Bill of Sale by both parties and approval by the Missouri Public Service Commission. Upon signing this Bill of Sale, the above-mentioned property shall belong exclusively to the Buyer, and the Seller shall have no further responsibility for, liability towards or interest in, said property.

The Seller hereby affirms that the above information about this property is accurate to the best of his/her knowledge, and by his/hersignature below certifies s/he is the lawful owner of the property with the ability to sell it as s/he sees fit.

The sale and transfer of this property is made with the following terms:

The well house with all of the supporting infrastructure shall be in sound working order with no unresolved maintenance issues at the time of sale. Buyer acknowledges at time of sale that no known unresolved issues exist with the exception of a leaking access cover on the large storage tank and waives the requirement for repair

IN WITNESS THEREOF, the parties executed this Bill of Sale on March 16, 2022,



(Signature of Buyer)
Carriage Oaks Estates Water And Sewer Not-For-Profit Corporation
93 Falling Leaf Court
Reeds Spring, Missouri 65737

3/16/22
(Date)



(Signature of Seller)
Carl R. Mills
209 Falling Leaf Ct
Reeds Spring, Missouri 65737

3/16/22
(Date)



Exhibit B

The following is a list of the equipment, land, easement, and assets currently held by the Carl R. Mills:

For the Water System:

Phase One Well Lot and the assets thereon, including:

- Well
- Pumps
- Water storage tank
- Building

All the piping infrastructure required to provide water service from the well to each residential lot within the Geographic Service Area.

Future Water System:

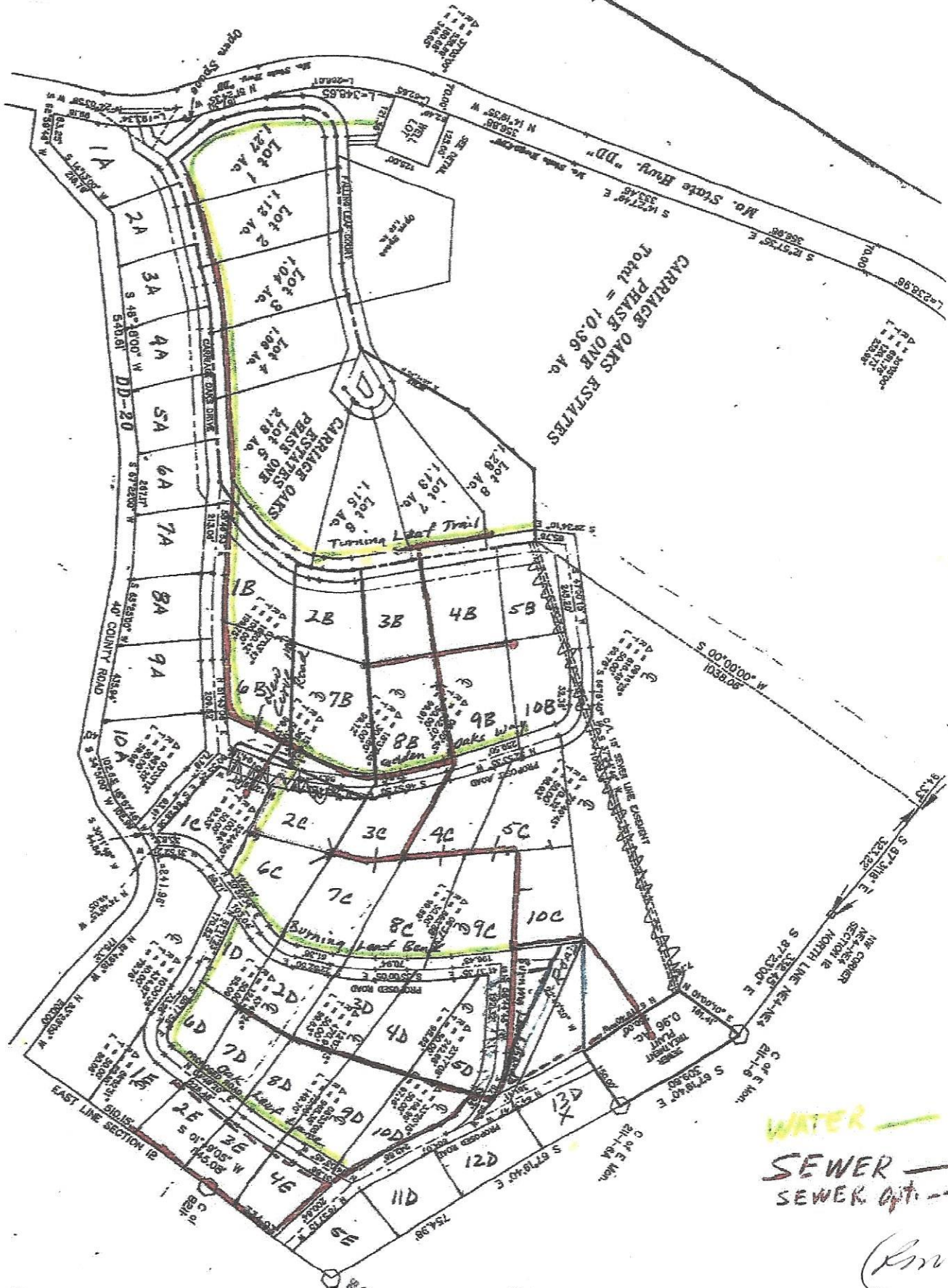
All undeveloped lots identified within the Geographic Service Area (Exhibit A) will be allowed to be connected to the water and sewer systems, and become assets of the Corporation, at no cost or impact to the Corporation. Per the Department of Natural Resources regulations, the cost to provide utility hookups (i.e., utility service to each lot) will be paid for by the Owner.

Utility Easements

Utility Easements (water, sewer, cable, telephone, electricity, etc.) extend 25 feet from the center of the roads on both sides of the roads.



Exhibit A
Carriage Oaks Estates
Geographic Service Area



(Signature)