

**2020-0685**

**GEORGIA ESSER  
RECORDER OF DEEDS  
COOPER COUNTY, MISSOURI  
RECORDED ON:  
04/02/2020 09:18:26 AM**

**PAGES: 4**

**\*E RECORDED DOCUMENT\***

**TRUSTEE'S DEED UNDER ACTIVE TRUST**

DATE OF INSTRUMENT: March 25, 2020

GRANTOR: Stephen F. Usher, Trustee of the Paul R. Gross Revocable Trust dated September 5, 2013, which has now become an irrevocable trust

GRANTEE: Troy Thurman Construction Company, Inc.

PROPERTY DESCRIPTION: Tract in the Northeast Quarter and Southeast Quarter of Section 5; and the Northeast Quarter of Section 8, Township 48 North, Range 16 West, Cooper County, Missouri, as more fully described below

THIS DEED, made and entered into this 25 day of March, 2020, by and between Stephen E. Usher, Trustee of the Paul R. Gross Revocable Trust dated September 5, 2013, of the County of Cooper, State of Missouri, GRANTOR and Troy Thurman Construction Company, Inc., a Missouri Corporation, of the County of Cooper, State of Missouri, GRANTEE (grantee's mailing address: 15400 J. Highway, Bunceton, MO 65237).

WITNESSETH:

WHEREAS, GRANTOR is the duly appointed, qualified and acting Trustee under the Paul R. Gross Revocable Trust dated September 5, 2013; and,

WHEREAS, under said instrument he as Trustee is authorized to sell any and all property at any time forming a part of the trust estate and to execute and deliver any and all instruments and to carry out the Trustees' powers; and,

WHEREAS, said trust is still active and in full force and effect and has not been modified or revoked; and,

WHEREAS, Paul R. Gross, Settlor and Trustee of the Paul R. Gross Revocable Trust dated September 5, 2013, died on May 22, 2018; making the trust irrevocable;

NOW, THEREFORE, GRANTOR for and in consideration of ten dollars and other good and valuable consideration to him paid by the said GRANTEE, receipt of which is hereby acknowledged, does by these presents BARGAIN and SELL, CONVEY and CONFIRM unto the said GRANTEE the following described real estate located in the County of Cooper, State of Missouri, to wit:

158.98 acres, more or less, described as follows:

Beginning at the Southeast corner of Section Five (5), Township Forty-eight (48) of Range Sixteen (16), and running thence West on Section Line 28.75 chains, thence North 21.63 chains, thence East 5.18 chains, thence North 41.12 chains to the North line of New Madrid Survey No. 2545, thence East on said line 22.63 chains to the East line of the Northeast Quarter of said section, thence South on said Section Line 64.98 chains to the place of beginning, Cooper County, Missouri.

AND

Beginning at the Northeast corner of Section Eight (8), Township Forty-eight (48) North Range Sixteen (16) West 5<sup>th</sup> P.M., running thence West on Section line Nineteen Hundred (1900) feet, thence South Thirteen Hundred Ninety three (1393) feet, thence East Four Hundred Forty-nine (449) feet, thence South One Thousand Eighty-five (1085) feet, thence East Fourteen Hundred Fifty-one (1451) feet, thence North Twenty four Hundred Seventy-eight (2478) feet to the point of beginning, and being a part of New Madrid Survey No. 2869, as shown on Government Survey of said Section.

EXCEPTING THEREFROM that part transferred to the City of Boonville in Condemnation Action, Case No. CV198-34CC in Circuit Court of Cooper County, Missouri, more particularly described as follows:

A tract of land located in the Northeast Quarter of Section Eight (8), Township Forty-eight (48) North, Range Sixteen (16) West, of the Fifth (5<sup>th</sup>) Principal Meridian, Cooper County, Missouri described as follows:

Commencing at the Northeast corner of said Northeast Quarter Section, said point being a found stone; thence on a bearing of South 01°22'44" West along the East line of said Northeast Quarter, (this and all bearing referred to in this description are based upon the Missouri State Plane Coordinate System, Central Zone) a distance of 2526.59 feet to a point, said point being an iron bar and cap stamped L.S. 189, and lying 138.68 feet Northerly of an iron bar and cap stamped (L.S. 189) found at the Southeast corner of said Northeast Quarter of said Section Eight (8), as measured along the Easterly line of said Northeast Quarter and said point also being the Northeast corner of the New Madrid Survey Number 2878 as referenced by a survey recorded in the Survey Record Book 7, Page 95, and said point also being the Point of Beginning; thence on a bearing of North 84°21'39" West along the North line of said New Madrid Survey No. 2878, a distance of 591.86 feet to a point on said North line; thence on a bearing of North 04°46'05" East, a distance of 1329.90 feet to a point; thence on a bearing of South 85°13'55" East along a line perpendicular to said centerline of said existing runway, a distance of 512.50 feet to a point of the Easterly line of said Northeast Quarter of said Section 8.

thence on a bearing of South 01°22'44" West along said Easterly Quarter Section line, a distance of 1341.24 feet to the Point of Beginning  
FURTHER EXCEPTING that part deeded to GME, LLC in Book 381, Page 146,  
Cooper County Records

AND

Starting at the Northeast corner of Section 8, Township 48 North, Range 16 West running South on the Section line Two Thousand Four Hundred Seventy-eight (2478) feet for the Point of Beginning of the tract herein described marked by a surveyor's stake set a corner post in the fence (being the Southeast corner of Ninety-seven and Thirteen Hundredths (97.13) acres, reference Deed Book 121, Page 500) thence run West on the North property line Fourteen Hundred Fifty-one (1451) feet to a steel post set on line of a tract owned by Donald L. Robb and Nola M. Robb, recorded in Deed Book 260, Page 339, thence run South One Hundred Fifty-two (152) feet to the North right-of-way line of Airport Road, thence run East along the North right-of-way line of Airport Road to the intersection with East property line being the Section line, thence run North on Section line Seventy-seven (77) feet more or less to the corner post being the Point of Beginning. All being in Section 8, Township 48, Range 16 West 5<sup>th</sup> P.M. in Cooper County, Missouri.

EXCEPTING THEREFROM that part transferred to the City of Boonville in Condemnation Action, Case No. CV198-34CC in Circuit Court of Cooper County, Missouri, more particularly described as follows:

A tract of land located in the Northeast Quarter of Section 8, Township 48 North, Range 16 West, County of Cooper, State of Missouri, more particularly described as follows: Commencing at the Northeast corner of said Northeast Quarter Section, said point being a found stone; thence on a bearing of South 01°22'44" West, along the East line of said Northeast Quarter, (this and all bearing referred to in this description are based upon the Missouri State Plane Coordinate System, Central Zone) a distance of 2617.77 feet, to the Point of Beginning, said point being the intersection of the Easterly line of said Northeast Quarter and Northerly right-of-way line of Pearre Road as it now exists, said Northerly right-of-way line described in a Warranty Deed from S.A. Pearre and Goldie Pearre, husband and wife, to the City of Boonville, dated August 17, 1973 and recorded in Book, 149, Page 83 in the Office of the Recorder of Deeds, Cooper County, Missouri, said point lying 47.50 feet Northerly of an iron bar and cap (Stamped I S 189) found at the Southeast corner of said Northeast Quarter of said Section 8, as measured along said Easterly line of the Northeast Quarter, said point also being the point of intersection with a non-tangent curve, thence on a curve to the right, having a radius of 205.00 feet, a central angle of 52°27'40" and an initial tangent bearing of South 42°39'26" West, Southwesterly, along the arc of said curve, an arc distance of 187.70 feet, said arc subtended by a chord which bears South 68°53'16" West, a chord distance of 181.21 feet to a point, thence on a bearing of North 84°58'57" West along said Northerly right-of-way line, a distance of 434.14 feet to a point, thence on a bearing North 4°46'05" East, a distance of 177.23 feet to a point,

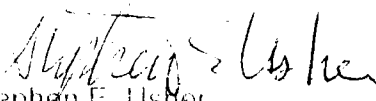
thence on a bearing of South 84°21'39" East along said North line of said New Madrid Survey, Number 2878, a distance of 591.86 feet to a point on said East line of said Northeast Quarter of said Section 8; thence on a bearing of South 01°22'44" West, along said East line, a distance of 91.18 feet to the Point of Beginning

Subject to easements and restrictions of record, if any.

To have and to hold the same, together with all the rights, immunities, privileges and appurtenances to the same belonging unto the said GRANTEE, and to its successors and assigns forever, in the proportions and in the interest as hereinbefore set out.

GRANTOR, as Trustee only, and not as an individual, with all liability under this deed with respect to covenants or warranties expressly limited to the assets of the trust estate, hereby covenants that GRANTOR, and Successor Trustee under the Trust Instrument, in their capacity as Trustee, will warrant and defend the title to these premises unto the GRANTEE, and GRANTEE'S successors and assigns forever, against the lawful claims of all persons claiming under the GRANTOR.

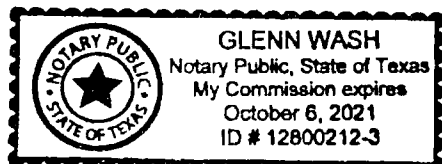
IN WITNESS WHEREOF, the GRANTOR has hereunto set his hand the day and year first above written.

  
Stephen F. Usher  
Trustee of the Paul R. Gross Revocable  
Trust dated September 5, 2013

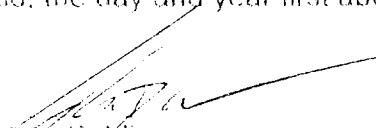
STATE OF *Texas*  
COUNTY OF *Texas*

On this *25<sup>th</sup>* day of March, 2020, before me personally appeared Stephen F. Usher, Trustee, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed as said Trustee.

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.



My commission expires.

  
Notary Public

*10/6/21*

**2020-0686**

**GEORGIA ESSER  
RECORDER OF DEEDS  
COOPER COUNTY, MISSOURI  
RECORDED ON:  
04/02/2020 09:18:27 AM**

**PAGES: 4**

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**GENERAL WARRANTY DEED**

(By a Limited Liability Company)

DATE OF INSTRUMENT: March 25, 2020

GRANTOR: Gross Farms, LLC

GRANTEE: Troy Thurman Construction Company, Inc.

PROPERTY DESCRIPTION: Tract in the Northeast Quarter and Southeast Quarter of Section 5, and the Northeast Quarter of Section 8, Township 48 North Range 16 West, Cooper County, Missouri, as more fully described below

THIS INDENTURE, Made on the 25 day of March, 2020, by and between Gross Farms, LLC, a Missouri Limited Liability Company, of the County of Cooper, State of Missouri, GRANTOR, and Troy Thurman Construction Company, Inc., a Missouri Corporation, of the County of Cooper, State of Missouri, GRANTEE (Grantee's Mailing Address is 15400 J. Highway, Bunceon, MO 65237).

WITNESSETH, That the said GRANTOR, in consideration of the sum of ten dollars and other valuable considerations to it paid by the said GRANTEE, the receipt of which is hereby acknowledged, does by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said GRANTEE, its successors and assigns, the following described Real Estate, situated in the County of Cooper and State of Missouri, to-wit:

158.98 acres, more or less, described as follows:

Beginning at the Southeast corner of Section Five (5), Township Forty-eight (48) of Range Sixteen (16), and running thence West on Section Line 28.75 chains, thence North 21.63 chains, thence East 5.18 chains, thence North 41.12 chains to the North line of New Madrid Survey No. 2545, thence East on said line 22.63 chains to the East line of the Northeast Quarter of said section, thence South on said Section Line 64.98 chains to the place of beginning, Cooper County, Missouri

AND

Beginning at the Northeast corner of Section Eight (8), Township Forty-eight (48)

North Range Sixteen (16) West 5<sup>th</sup> P.M., running thence West on Section line Nineteen Hundred (1900) feet, thence South Thirteen Hundred Ninety-three (1393) feet, thence East Four Hundred Forty-nine (449) feet, thence South One Thousand Eighty-five (1085) feet, thence East Fourteen Hundred Fifty-one (1451) feet, thence North Twenty four Hundred Seventy-eight (2478) feet to the point of beginning, and being a part of New Madrid Survey No. 2869, as shown on Government Survey of said Section.

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FURTHER EXCEPTING that part deeded to GME, LLC in Book 381, Page 146, Cooper County Records.

AND

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M. Robb, recorded in Deed Book 260, Page 339, thence run South One Hundred Fifty two (152) feet to the North right-of-way line of Airport Road, thence run East along the North right-of-way line of Airport Road to the intersection with East property line being the Section line, thence run North on Section line Seventy-seven (77) feet more or less to the corner post being the Point of Beginning. All being in Section 8, Township 48, Range 16 West 5<sup>th</sup> P.M. in Cooper County, Missouri.

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Subject to easements and restrictions of record, if any.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the Rights, Privileges, Appurtenances and Immunities thereto belonging, or in anywise appertaining,

unto the GRANTEE, and unto its successors and assigns, FOREVER, the said GRANTOR, hereby covenanting that it is lawfully seized of an indefeasible Estate in Fee in the premises herein conveyed; that it has good right to convey the same; and that the said premises are free and clear of any encumbrances done or suffered by it to those under whom it claims, and that it will Warrant and Defend the title to the said premises unto the said GRANTEE and unto its successors and assigns, Forever, against the lawful claims and demands of all persons whomsoever

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed by its member, the operating agreement giving authority of any member to act, the day and year first above written.

Gross Farms, LLC

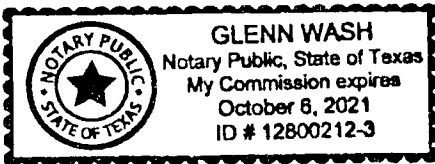
By: *Stephen E. Usher*  
Stephen E. Usher, Manager

STATE OF *Texas*

COUNTY OF *Hays*

On this *25<sup>th</sup>* day of March, 2020, before me appeared Stephen E. Usher, to me personally known, who, being by me duly sworn, did say that he is the manager of Gross Farms, LLC, a Missouri Limited Liability Company, and the said manager acknowledged said instrument to be the free act and deed of said limited liability company.

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.



*[Signature]*  
Notary Public

My commission expires: *10/6/21*