



CLINTON COUNTY, PLATTSBURG, MO
MOLLY LIVINGSTON, RECORDER

Pam Ziesler Deputy

11/22/2013
02:47:37PM

#2013-3515
1 OF 4

GRANT OF PERMANENT EASEMENT:

Spencer Investments LLC ("GRANTOR"), for \$1.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, sell and convey unto CENTRAL RIVERS WASTEWATER UTILITY, INC., ("GRANTEE") a permanent easement and right of way ("Easement") upon and across the property of GRANTOR which is more particularly described as follows: *PO BOX 528 KEARNEY MO 64060*

Exhibit A – Easement Property, Country Hill Estates Wastewater Treatment Facility

Description: Sewer treatment facility at 10500 Northeast US Highway 69. Includes land contained within fence, and ingress/egress from highway 69.

Legal Description:

All of track A, NW ¼, NW ¼, SW ¼, Sec. 35, T57N, R30W, Clinton County
X = 383500, Y = 4396268

PURPOSE OF EASEMENT:

The Easement Property may be used by GRANTEE for the purposes of constructing, installing, operating, repairing, maintaining, replacing, upgrading, and activities related thereto a sewer lines (the "Facilities") upon, over, under and across the Easement Property and further including the right to cut, trim trees and shrubbery that may encroach on the Easement Property.

DURATION OF EASEMENT:

This Easement shall be permanent and irrevocable.

DOMINANT USE OF EASEMENT PROPERTY:

GRANTOR agrees that GRANTEE shall have the dominant right to use of the Easement Property for the purposes stated above and GRANTOR shall make no use of the Easement Property that unreasonably interferes with GRANTEE'S use, including the construction of stone walls, extensive landscaping or similar improvements that would impede GRANTEE'S access to the Facilities.

ENTIRE AGREEMENT:

This instrument contains the entire agreement between the parties relating to the rights

herein granted and the obligations herein assumed. Any oral representations or modifications concerning this instrument will be of no force and effect.

BINDING EFFECT:

This agreement will bind and inure to the benefit of the parties hereto, and their respective successors and assigns. GRANTOR does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said Easement unto GRANTEE, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof by, through or under GRANTOR.
In witness whereof, this instrument is executed this 22nd day of Nov., 2013.

GRANTOR

Rickey D. Spencer

Date:

11-22-13

STATE OF MISSOURI §

COUNTY OF CLINTON §

This instrument was acknowledged before me on the 22nd day of Nov., 2013,
by Rickey D. Spencer



Sue Goodale

Notary Public, State of Missouri

Printed Name: Sue Goodale

My Commission expires: 9-12-17

ACCEPTED:

CENTRAL RIVERS WASTEWATER UTILITY, INC.

By: Mark E. Geisinger
Mark E. Geisinger, President

STATE OF MISSOURI §

COUNTY OF CLINTON §

This instrument was acknowledged before me on the 22nd day of Nov., 2013
by Mark E. Geisinger, President of Central Rivers Wastewater Utility, on behalf of said Utility Company.



Sue Goodale
Notary Public, State of Missouri
Printed Name: Sue Goodale
My Commission expires: 9-12-17

CONSENT AND SUBORDINATION BY LIENHOLDER

("Lienholder"), as the holder of lien(s) on the Easement Property, consents to the above grant of an easement, including the terms and conditions of such grant, and Lienholder subordinates its lien(s) to the rights and interests of the easement, such that a foreclosure of the lien(s) shall not extinguish the rights and interests of the easement.

By: [Signature]
Its: VP
Date: 11-22-13

STATE OF MISSOURI §

COUNTY OF CLINTON §

This instrument was acknowledged before me on the 22nd day of Nov., 2013 by Lynn Rogers, Vice-President of Farmers State Bank on behalf of said Bank.



Sue Goodale
Notary Public, State of Missouri
Printed Name: Sue Goodale
My Commission expires: 9-12-17

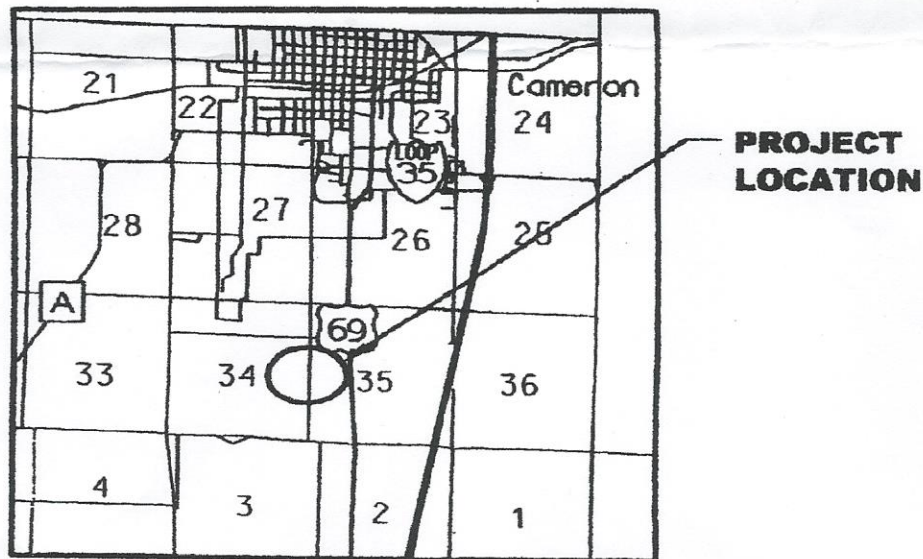
Exhibit A- Easement Property

Country Hill Estates Wastewater Treatment Facility

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VICINITY MAP