

SHARED ROADWAY AGREEMENT

THIS INDENTURE, made the ____ day of ____, 2026, by and between Washton Property Partnership, LLC, a Missouri limited liability company, GRANTOR, Address: 1643 Forest View Dr., St. Louis MO 63122,

and _____[name of buyer], hereinafter referred to as GRANTEE, Address: [_____].

Grantor is the owner of real estate more particularly described in Exhibit A.

Grantee is the owner of real estate more particularly described in Exhibit B.

Grantor and Grantee have agreed upon this Shared Roadway Agreement for ingress, egress and utilities and encumbering the land of Grantor in favor of Grantee and for the benefit of the land of Grantee.

WITNESSETH: That for good and valuable consideration, receipt of which is hereby acknowledged, GRANTOR does hereby convey and confirm unto GRANTEE, his successors and assigns, a permanent right of ingress and egress, along with the right to place utilities, over and across a roadway situated in the County of Washington and State of Missouri, identified as follows:

(Insert roadway easement legal description here)

It is further agreed between the parties that they will share the necessary costs of maintaining and repairing the existing roadway so as to remain in its current condition. Provided, however, that if damage to said roadway is directly caused by either party, or their invitees, then said party shall bear the cost of repairing the roadway to the condition which existed immediately prior to said damage. The party desiring to place utilities along said shared roadway shall bear the cost of installing and maintaining said utilities, returning the roadway to the condition which existed immediately prior to the installation of utilities.

EXHIBIT A

(Insert legal description of seller's retained property)

EXHIBIT B

(Insert legal description of the buyer's parcel)