

SOUTH 51 DEG -14' WEST 203.22 FEET TO AN IROD ROD; THENCE SOUTH 26 DEG -36' WEST 218.98 FEET TO AN IRON ROD; THENCE SOUTH 15 DEG -22' WEST 186.82 FEET TO AN IRON ROD; THENCE SOUTH 11 DEG -35' WEST 113.82 FEET TO AN IRON ROD; THENCE SOUTH 23 DEG -26' WEST 300.40 FEET TO AN IRON ROD; THENCE SOUTH 59 DEG -20' EAST 163.00 FEET TO THE CENTERLINE OF TAYLOR SCHOOL ROAD (COUNTY) AND THE END OF THE SAID CENTERLINE OF THE 30-FOOT-WIDE ROAD AND UTILITY EASEMENT.

TRACT #2

ALL OF LOT #7 OF ROYAL RIDGE, A SUBDIVISION IN LINCOLN COUNTY, MISSOURI, AS RECORDED IN PLAT BOOK 11, PAGE 186, PLAT RECORDS OF LINCOLN COUNTY, MISSOURI. SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY.

TRACT #3

A 6.000 ACRE TRACT, BEING PART OF A TRACT OF LAND CONVEYED BY DEED BOOK 226, PAGE 395 AND DEED BOOK 1031, PAGE 295, OF THE LINCOLN COUNTY RECORDS, BEING PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 49 NORTH, RANGE 1 EAST OF THE 5TH P.M. LINCOLN COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD AND "T" POST MARKING THE SOUTH ¼ CORNER OF SAID SECTION 2, TOWNSHIP 49 NORTH, RANGE 1 EAST; THENCE NORTH 88 DEG 31' 30" WEST, WITH THE SOUTH LINE OF SECTION 2, 315.70 FEET; THENCE NORTH 36 DEG 46' 41" WEST, DEPARTING SAID SOUTH LINE, 266.53 FEET TO A "T" POST; THENCE NORTH 17 DEG 38' 13" EAST 565.82 FEET TO AN IRON ROD; THENCE SOUTH 72 DEG 00' 56" EAST, 116.00 FEET TO AN IRON ROD; THENCE SOUTH 36 DEG 22' 01" EAST, 325.93 FEET TO AN IRON ROD ON THE ¼ SECTION LINE; THENCE SOUTH 00 DEG 01' 07" EAST WITH THE ¼ SECTION LINE, 462.56 FEET TO THE BEGINNING POINT.

ALL AS SHOWN ON A SURVEY AND PLAT BY WILLIAM J. SHEA, JR. LINCOLN COUNTY SURVEYOR, IN SURVEY RECORD BOOK D1 PAGE 95 OF THE LINCOLN COUNTY RECORDS.

SUBJECT TO THE FOLLOWING RESTRICTIONS:

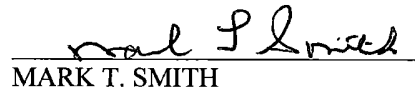
1. NO JUNKYARDS OR DUMPS ARE PERMITTED ON THIS TRACT OF LAND.
2. NO COMMERCIAL HOG CONFINEMENTS AND NO COMMERCIAL DOG KENNELS ARE PERMITTED ON THE TRACT OF LAND.
3. NO SINGLEWIDE MOBILE HOMES ARE PERMITTED ON THIS TRACT OF LAND.
4. DOUBLEWIDE MOBILE HOMES AND MANUFACTURED HOMES ON A PERMANENT FOUNDATION ARE PERMITTED; THE DOUBLEWIDE MOBILE HOME AND MANUFACTURED HOME MUST BE NO OLDER THAN 18 YEARS AT THE TIME THEY ARE PLACED ON THE PERMANENT FOUNDATION.

SUBJECT TO EASEMENTS. CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same, with all rights, immunities, privileges and appurtenances thereto belonging, unto the said Grantees and their successors, heirs and assigns FOREVER, so that neither the said Grantors nor their heirs, or any other person or persons from or in their name or behalf, shall or will hereafter claim or demand any right of title to the aforesaid premises, or any part thereof, but they and every one of them shall, by these presents, be excluded and forever barred.

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


TAMMY R. SMITH


MARK T. SMITH

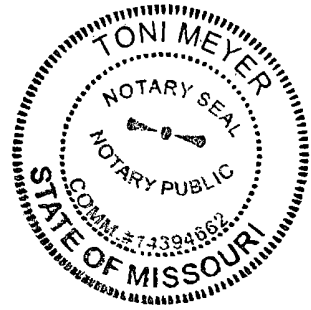
STATE OF MISSOURI)
) SS
COUNTY OF LINCOLN)

On this 3rd day of November 2023 before me, a Notary Public in and for said state, personally appeared to me, TAMMY R. SMITH, a single person and known to be the person described in who executed the foregoing instrument and acknowledged that she executed the same as her act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Troy, Missouri, the day and year first above written.



Notary Public



My Term Expires: 4-15-2024

STATE OF MISSOURI)
) SS
COUNTY OF LINCOLN)

On this 3rd day of November 2023 before me, a Notary Public in and for said state, personally appeared to me, MARK T. SMITH, a single person and known to be the person described in who executed the foregoing instrument and acknowledged that he executed the same as his act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Troy, Missouri, the day and year first above written.



Notary Public



My Term Expires: 4-15-24

THIS DOCUMENT WAS PREPARED BY TONI MEYER, ATTORNEY, SOLELY UPON INFORMATION FURNISHED BY THE PARTIES OR THEIR AGENTS AND WITHOUT TITLE SEARCH OR EXAMINATION