

**CERTIFICATE OF RECORD**

STATE OF MISSOURI

IN THE RECORDER'S OFFICE

} ss.

County of Carter

I Pauline Peterman

Recorder within and for the County aforesaid do certify that the Instrument of

Writing hereto attached with the Certificate thereof, was filed for record in my office on the 13th of April 2006  
 at 2 o'clock 25 Min. P. M, and that the same is duly recorded in said office in Book 258 at Page 262

"SEAL"

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of office. Done at

Van Buren, Missouri, this 13th day of April 2006

Pauline Peterman Recorder  
 By \_\_\_\_\_ Deputy

HENRY M. ADKINS &amp; SON, INC.

A-3116

ROUTE: 60  
 COUNTY: Shannon/Carter  
 PROJECT: J9P0359BRW  
 PARCEL: 29

**GENERAL WARRANTY DEED**

(1) **PARTIES:** THIS AGREEMENT, made this 5<sup>th</sup> day of April, 2006, by and between Deborah K. Freeze, surviving spouse of James C. Freeze, deceased, Grantor(s), of the County of Carter, and State of Missouri, and the STATE OF MISSOURI, acting by and through the MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, Grantee.

GRANTEE'S ADDRESS: P. O. Box 220, Willow Springs, Missouri 65793

(2) **CONSIDERATION:** Grantor(s), in consideration of the sum of Sixty-six Thousand Two Hundred and No/100-----DOLLARS (\$66,200.00), to be paid by the Missouri Highways and Transportation Commission, the receipt of which is hereby acknowledged, does hereby grant, bargain and sell, convey and confirm fee simple title in the property described in this deed.

(3) **PROPERTY DESCRIPTION:** Grantor(s) conveys to the Missouri Highways and Transportation Commission of Missouri the following described real estate and interests in real estate in the County of Carter, State of Missouri:

A part of the Northwest Quarter of the Northeast Quarter and a part of the South Half of the Northeast Quarter of Section 2, Township 26 North, Range 2 West in Carter County, State of Missouri described as: Beginning at the Northwest corner of the Southwest Quarter of the Northeast Quarter of Section 2; thence North along the centerline of Section 2 a distance of 341.0 feet (a point on a curve whose center point bears South 10 degrees 47' East 1521.5 feet); thence to the right in an Easterly

direction along said curve of the right-of-way line of Highway 60 a distance of 1811.0 feet; thence departing the right of way line South 43 degrees 53' West 725.2 feet; thence North 52 degrees 53' West 1352.0 feet to the point of beginning, containing 23.663 acres.

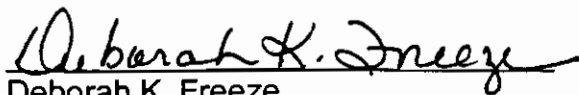
LESS AND EXCEPT: that part deeded to State of Missouri, Missouri Highway and Transportation Commission as recorded in Book 170 at page 99 of Carter County Deed Records.

Grantor further states that she is the surviving spouse of James C. Freeze, deceased, who departed this life on August 9, 2005, and that their marriage subsisted without interruption or divorce until the date of his death.

(4) **RIGHTS OF GRANTEE:** Grantee shall obtain all rights, privileges, appurtenances and immunities belonging to Grantor, her successors and assigns forever.

(5) **WARRANTY:** Grantor hereby covenants that she is lawfully seized of an indefeasible estate in fee in the premises herein conveyed. Grantor covenants that she has good right to convey the property. Grantor covenants that the said premises are free and clear of any encumbrances done or suffered by her or those under whom she claims; and that she will warrant and defend the title to said premises unto the Missouri Highways and Transportation Commission and unto its successors and assigns, forever, against the lawful claims and demands of all persons whomsoever.

(6) **DATE:** IN WITNESS WHEREOF, the said Grantor executed the above the day and year first above written.

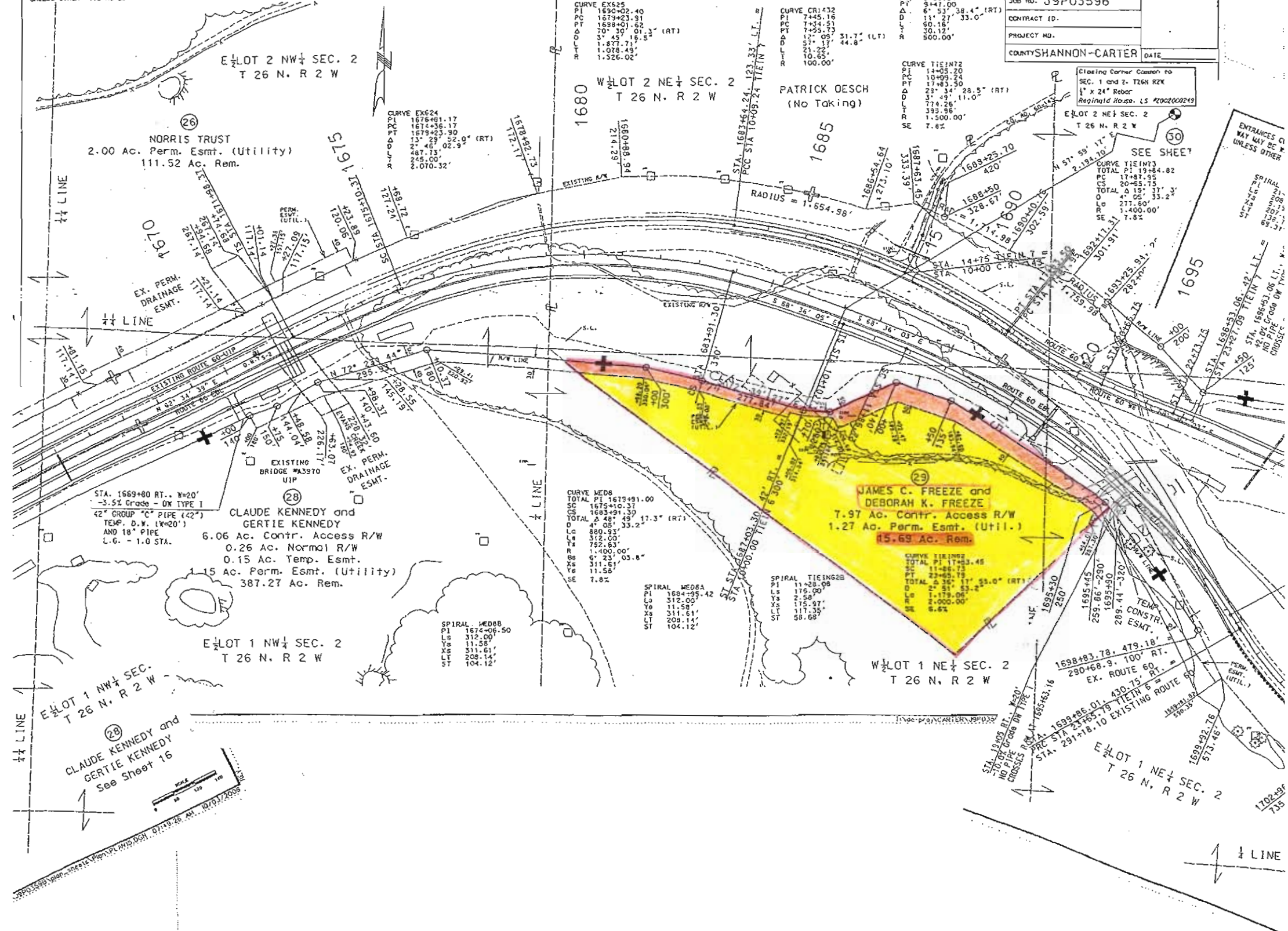


Deborah K. Freeze,  
surviving spouse of James C. Freeze, deceased

ENTRANCES CONSTRUCTED THROUGH CONTROLLED ACCESS RIGHT OF WAY MAY BE VIOLATED BY PERMIT TO A MAXIMUM WIDTH OF 50 FEET UNLESS OTHERWISE NOTED.

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION

ROUTE	STATE	SHEET	NO.
60	MO	9	16
JOB NO. J9P03598			
CONTRACT ID.			
PROJECT NO.			
COUNTY SHANNON-CARTER DATE			



CURVE EX625  
 PI 1690+02.40  
 PC 1679+23.91  
 PT 1698+01.62  
 Y 45' 19.5" (RT)  
 X 1.877.71  
 L 1.078.49  
 S 1.326.02'

CURVE CR1432  
 PI 7445.16  
 PC 7341.51  
 PT 7550.33  
 Y 12' 09"  
 X 57' 17"  
 L 44.8'  
 R 100.00'

CURVE TIE IN 72  
 PI 1405.20  
 PC 1069.24  
 PT 1783.50  
 Y 23' 34" 28.5" (RT)  
 X 1' 49" 11.0"  
 L 74.26'  
 S 395.96'  
 R 1500.00'  
 T 7.82'

CURVE EX624  
 PI 1676+01.17  
 PC 1674+36.17  
 PT 1679+23.90  
 Y 45' 29" 02.9" (RT)  
 X 1.877.71  
 L 1.078.49  
 S 1.326.02'

Closing Corner Cession to SEC. 1 and 2- T26H R2E 1" x 24" Rebar Reginald House, LS #200200249

NORRIS TRUST  
 2.00 Ac. Perm. Esmt. (Utility)  
 111.52 Ac. Rem.

W 1/2 LOT 2 NE 1/4 SEC. 2  
 T 26 N. R 2 W  
 PATRICK OESCH  
 (No Taking)

SEE SHEET  
 CURVE TIE IN 73  
 TOTAL PI 1984.82  
 PC 1747.95  
 PT 2045.75  
 TOTAL Δ 15' 37"  
 X 4' 05" 33.2"  
 Y 171.50'  
 S 1,400.00'  
 T 7.82'

CLAUDE KENNEDY and GERTIE KENNEDY  
 6.06 Ac. Contr. Access R/W  
 0.26 Ac. Normal R/W  
 0.15 Ac. Temp. Esmt.  
 1.15 Ac. Perm. Esmt. (Utility)  
 387.27 Ac. Rem.

JAMES C. FREEZE and DEBORAH K. FREEZE  
 7.97 Ac. Contr. Access R/W  
 1.27 Ac. Perm. Esmt. (Util.)  
 45.69 Ac. Rem.

CURVE ME08  
 TOTAL PI 1679+91.00  
 PC 1679+91.30  
 PT 1689+29.30  
 TOTAL Δ 48' 49" 17.3" (RT)  
 X 4' 05" 33.2"  
 Y 171.50'  
 S 1,400.00'  
 T 7.82'

SPIRAL TIE IN 26  
 PI 11428.08  
 LS 175.00'  
 YS 2.50'  
 XS 175.97'  
 LT 117.35'  
 ST 58.68'

SPIRAL ME08B  
 PI 1674+06.50  
 LS 312.00'  
 YS 11.58'  
 XS 311.61'  
 LT 208.14'  
 ST 104.12'

E 1/2 LOT 1 NW 1/4 SEC. 2  
 T 26 N. R 2 W  
 CLAUDE KENNEDY and GERTIE KENNEDY  
 See Sheet 16

W 1/2 LOT 1 NE 1/4 SEC. 2  
 T 26 N. R 2 W

E 1/2 LOT 1 NE 1/4 SEC. 2  
 T 26 N. R 2 W

SCALE  
 1" = 100'  
 10/03/2005

1/4 LINE

# Southern Missouri

— BANK and TRUST —



HIGHWAY 60  
P.O. BOX 237  
VAN BUREN, MISSOURI 63965

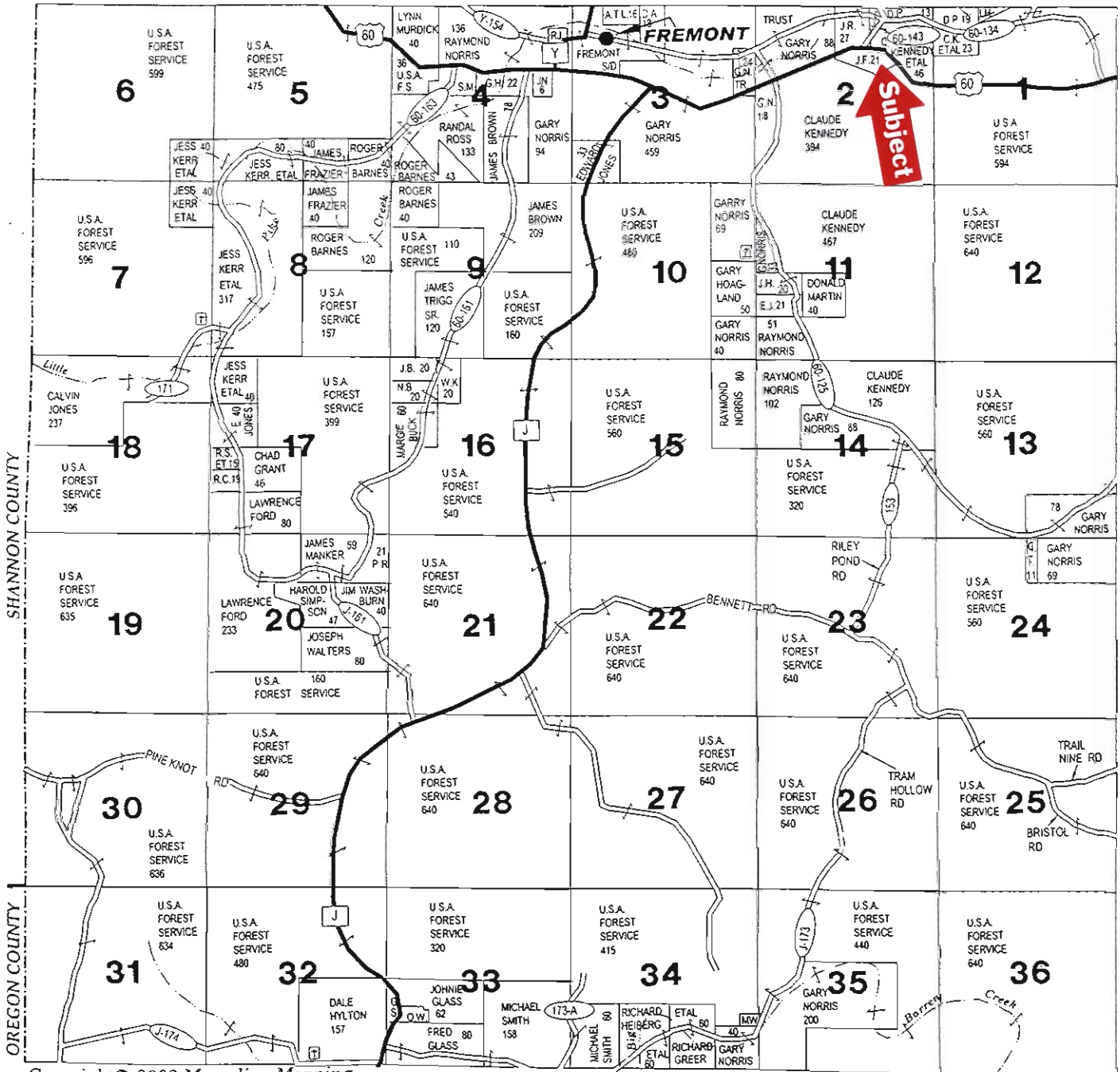
24 Hour ATM

FDIC  
Insured

PHONE 573-323-4292  
FAX 573-323-4293

## TOWNSHIP 26N • RANGE 2W

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