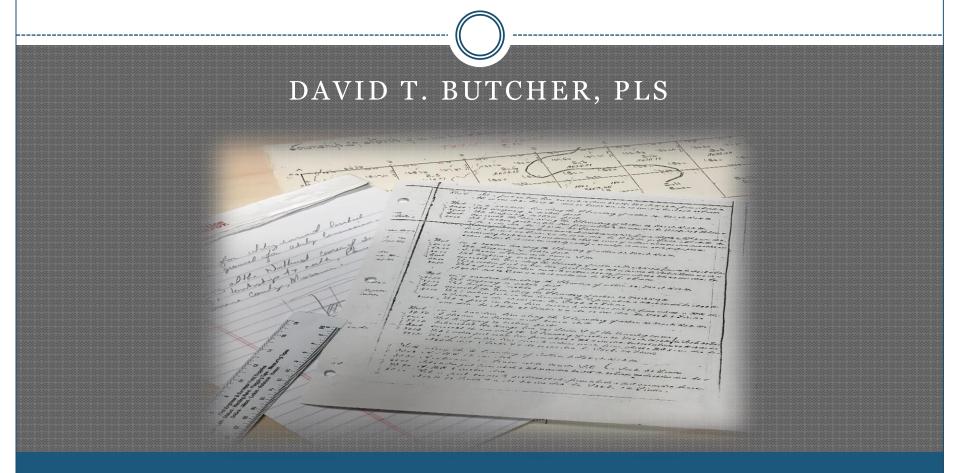
Preparing Property descriptions



Who can prepare property descriptions?

Practice as professional land surveyor defined. — 1. A professional land surveyor shall include any person who practices in Missouri as a professional land surveyor who uses the title of "surveyor" alone or in combination with any other word or words including, but not limited to "registered", "professional" or "land" indicating or implying that the person is or holds himself or herself out to be a professional land surveyor who by word or words, letters, figures, degrees, titles or other descriptions indicates or implies that the person is a professional land surveyor or is willing or able to practice professional land surveying or who renders or offers to render, or holds himself or herself out as willing or able to render, or perform any service or work, the adequate performance of which involves the special knowledge and application of the principles of land surveying, mathematics, the related physical and applied sciences, and the relevant requirements of law, all of which are acquired by education, training, experience and examination, that affect real property rights on, under or above the land and which service or work involves:

(1)(13).....

- 2. None of the specific duties listed in subdivisions (4) to (13) of subsection 1 of this section are exclusive to professional land surveyors unless they affect real property rights. For the purposes of this section, the term "real property rights" means a recordable interest in real estate as it affects the location of land boundary lines. The validity of any document prepared between August 27, 2014, and August 28, 2015, by a provider of utility or communications services purporting to affect real property rights shall remain valid and enforceable notwithstanding that any legal description contained therein was not prepared by a professional land surveyor.
- 3. Professional land surveyors shall be in responsible charge of all drawings, maps, surveys, and other work product that can affect the health, safety, and welfare of the public within their scope of practice.
- 4. Nothing in this section shall be construed to preclude the practice of architecture or professional engineering or professional landscape architecture as provided in sections 327.091, 327.181, and 327.600.
- 5. Nothing in this section shall be construed to preclude the practice of title insurance business or the business of title insurance as provided in chapter 381, or to preclude the practice of law or law business as governed by the Missouri supreme court and as provided in chapter 484.

Why do we need property descriptions?

Three main reasons for describing real property:

- 1. Define limits of real property rights.
 - Fee simple title (ownership)
 - Zoning /Land use limits
- 2. Servitudes and easements
 - Covenants and restrictions
 - Rights of ways and easements
- **3.** Contracts and agreements
 - Licenses
 - Partnerships
 - Sales contract

Know your purpose

Knowing why you are describing the parcel can help you decide which type of description to use:

Define limits of real property rights.

- This is usually reserved for land surveyors and title professionals
- Tracts over 40 acres can usually be done with aliquot part description.
- Under 40 acres should require a survey (Missouri statute Section 137.185)

2. Servitudes and easements

- Easements may need a strip description for alignment, or portions of lot and block definition.
- Specific areas will need a metes and bounds area description.

3. Contracts and agreements

- Usually can be done with the existing or parent deed description.
- Smaller specific areas will require a metes and bounds area description.

Four types of property descriptions

1. Aliquot part – rectangular

- Public land survey system (PLSS)
- Even part of parent tract

2. Lot, Block and Subdivision

- Identify all or part of an existing lot
- Area already platted into a subdivision

3. Metes and bounds

- Create a closed figure with angles and distances
- Call to natural or physical monuments

4. Strip or alignment

Primarily used for easements and right of ways

Four types of property descriptions

1. Aliquot part – rectangular

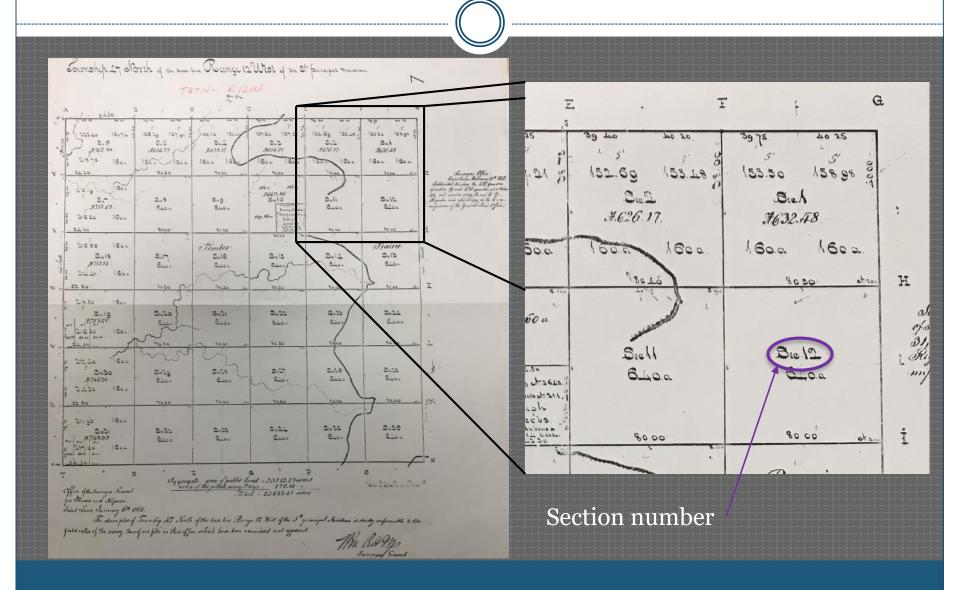
- This is based on the Public Land survey system, setup by the Surveyor General and Thomas Jefferson to quickly and easily divide up the lands from the Louisiana purchase.
- The goal is to describe "equal" parts of each section. (Not equal by area, but equal in that all parties share in any errors)
- Typical descriptions would say something like "the southwest quarter of the northwest quarter of section 15".

Public Land survey System - GLO

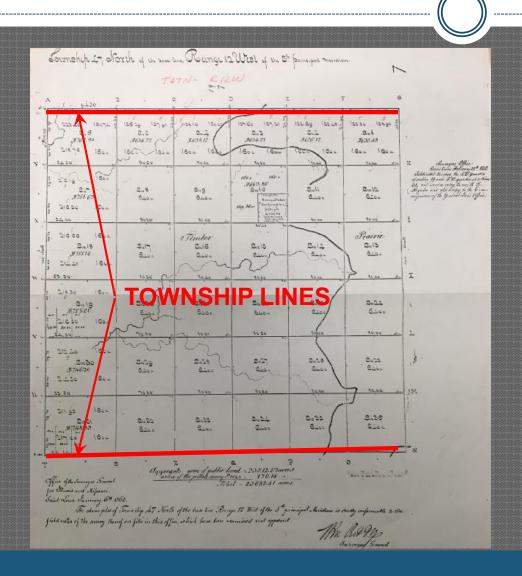
What is a Section, Township and Range?

- After the Louisiana purchase, the states were divided into townships.
- Those townships are 36 square miles, being 6 miles wide by 6 miles high.
- Those townships are bounded on the east and west by range lines and north and south by township lines.
- Each of those 36 square miles is a section, numbered 1 to 36
- Each section is 1 square mile made up of 640 acres. (approximate)
- So a quarter of a section is approximately 160 acres and a quarter of a quarter is approximately 40 acres. (Typical description for most rural properties)

Let's look at a Township plat



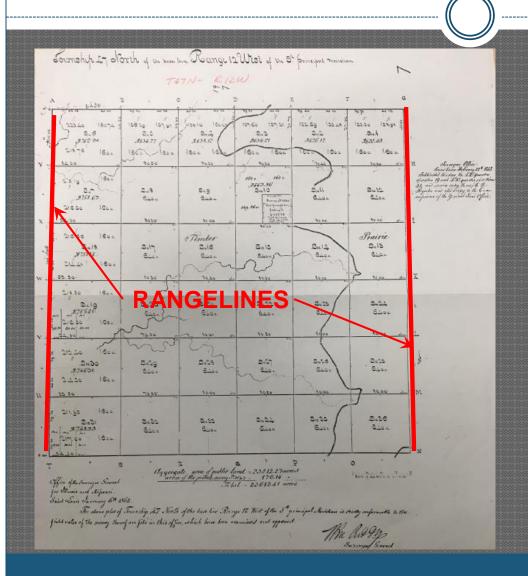
Let's look at a Township plat



The entire 36 square mile plat is called a township.

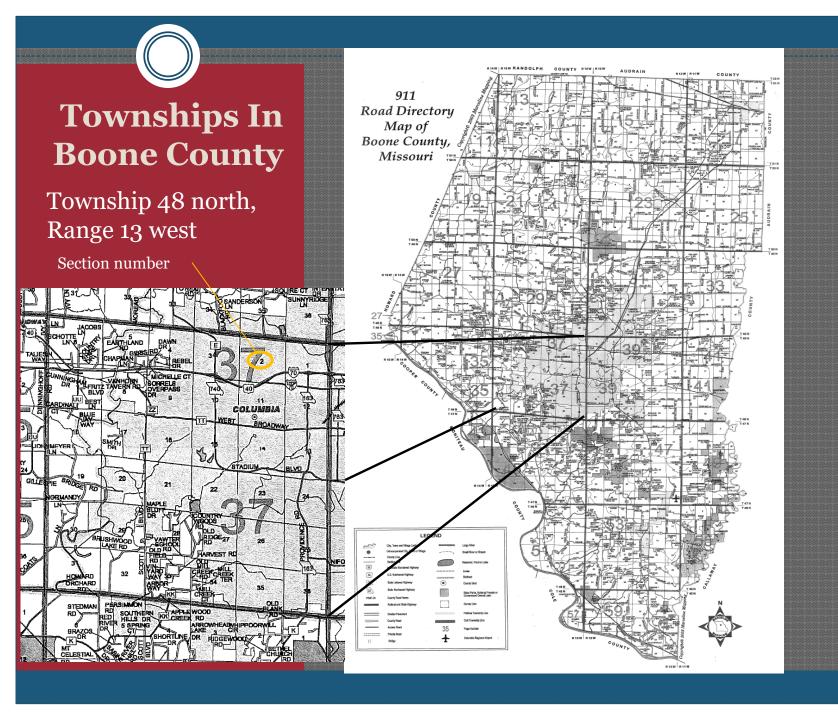
The actual boundary line on the north and south side of the township are called township lines.

Let's look at a Township plat



The entire 36 square mile plat is called a township.

The actual boundary line on the east and west side of the township are called rangelines.

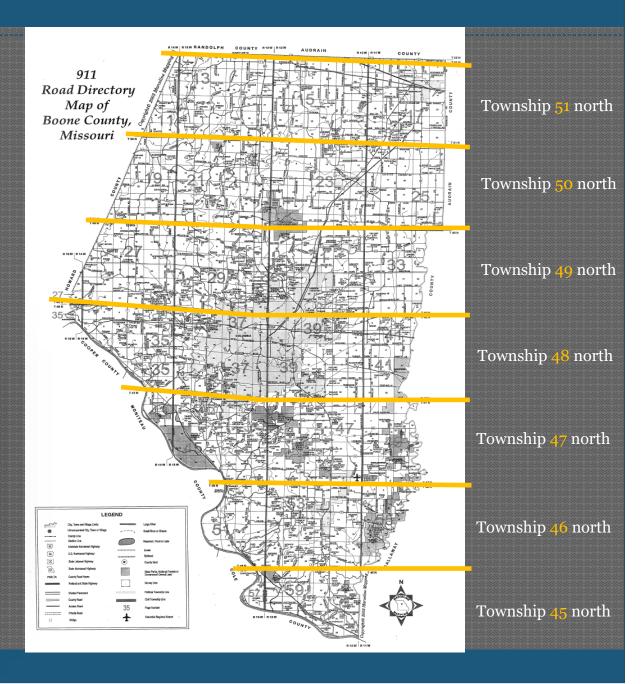




Townships In Boone County

Township lines increase from the south going north



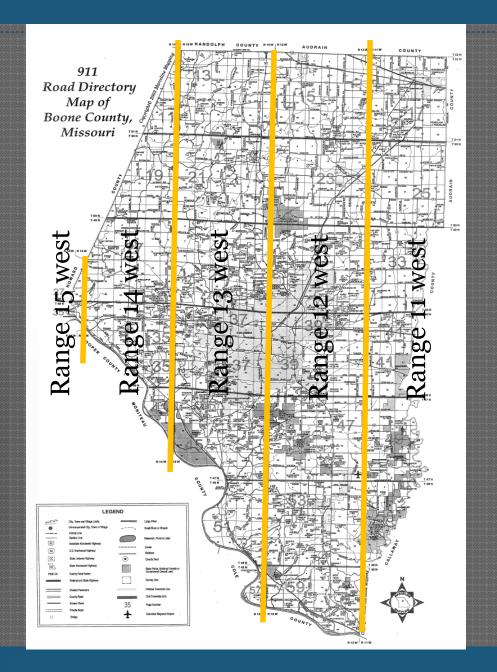




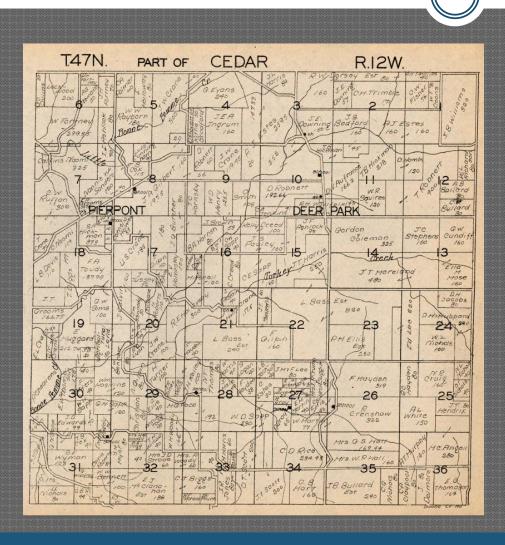
Townships In Boone County

Range lines increase from the east going west



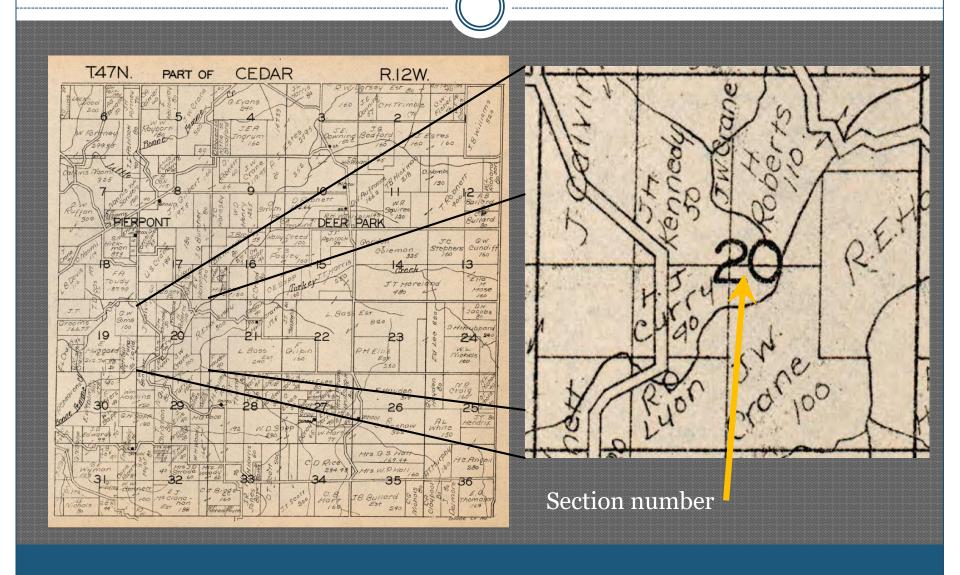


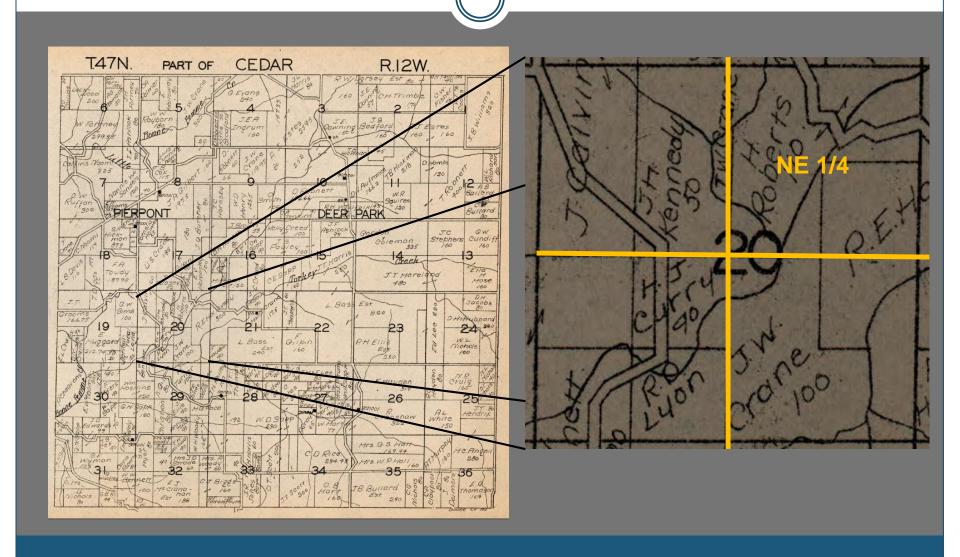
Let's look at another Township plat

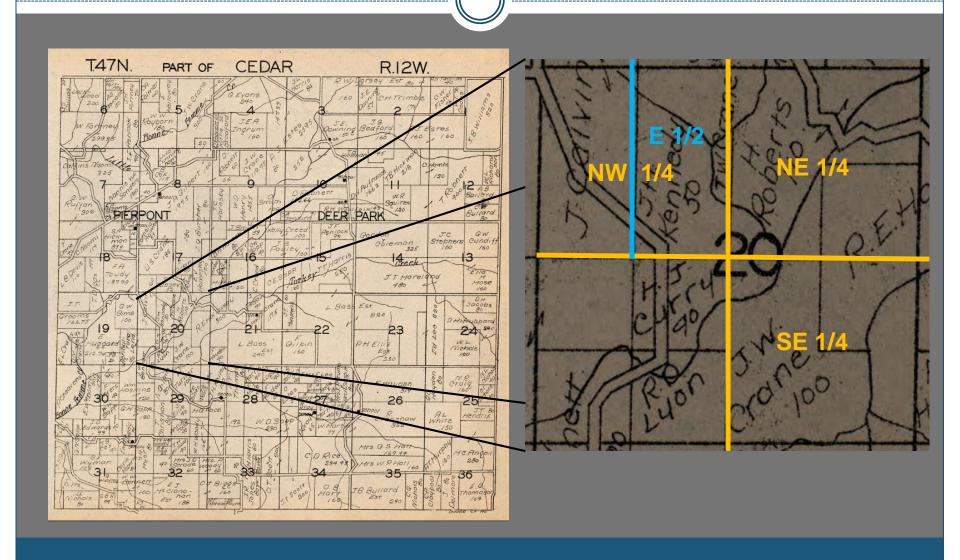


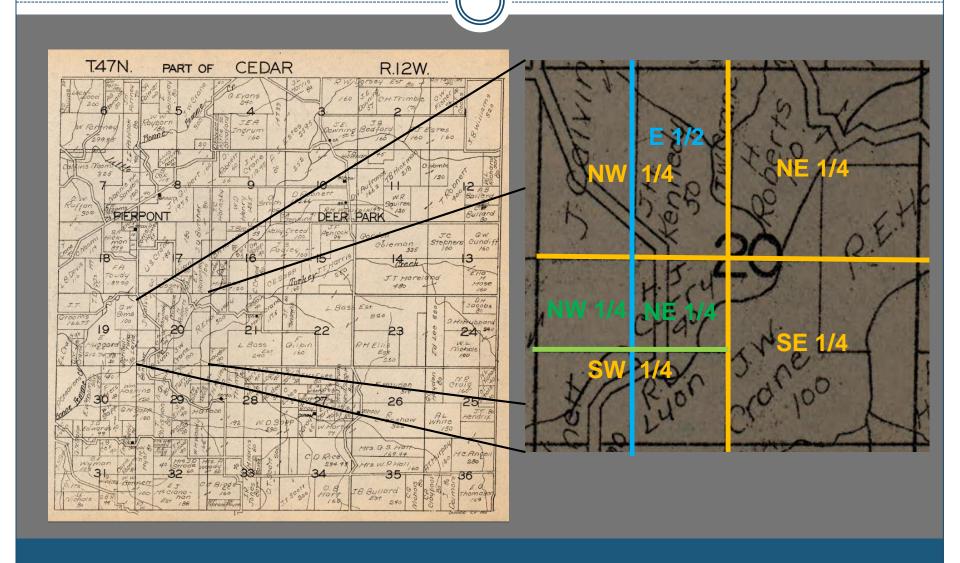
Township map from early 1900's plat book

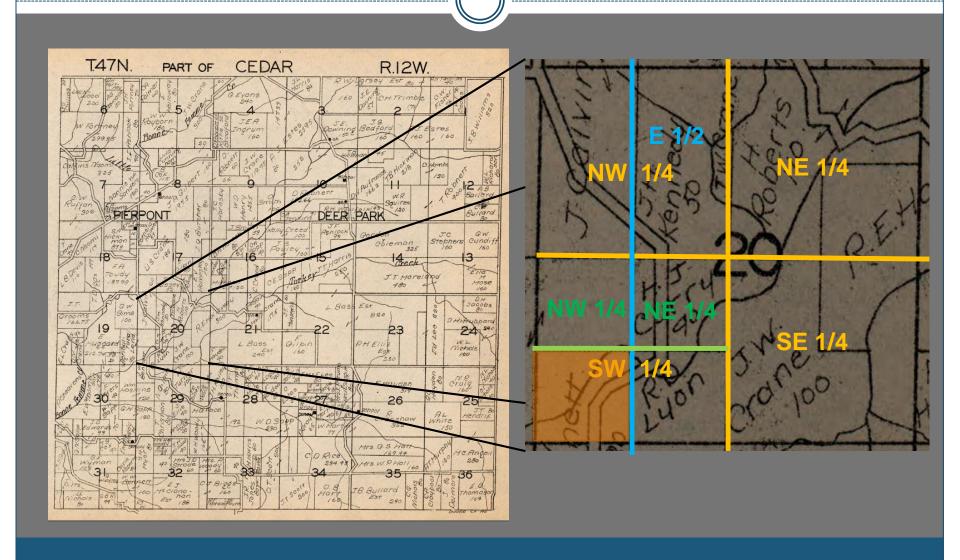
- Showing how parcels were divided in each section
- Showing the sections numbered 1 to 36.
- Showing who owned the parcels at that time.

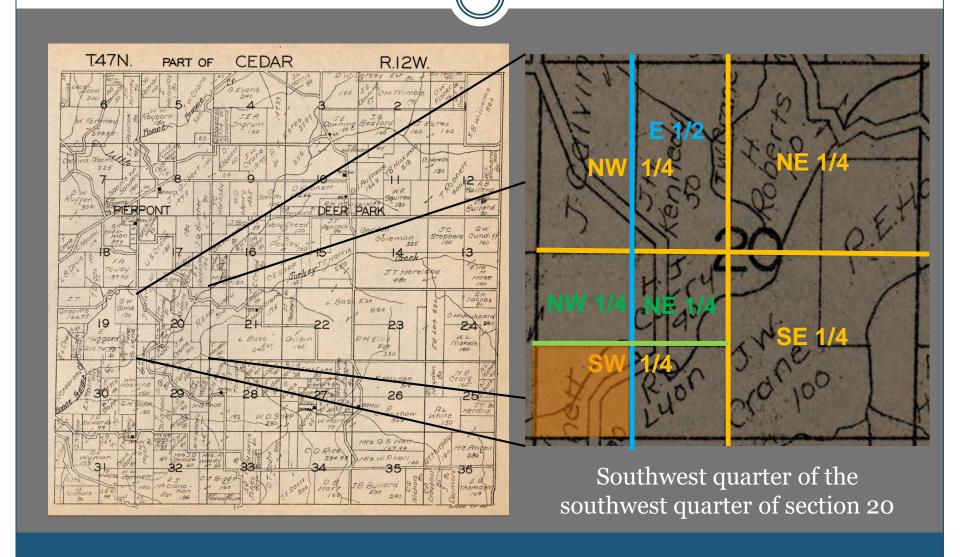


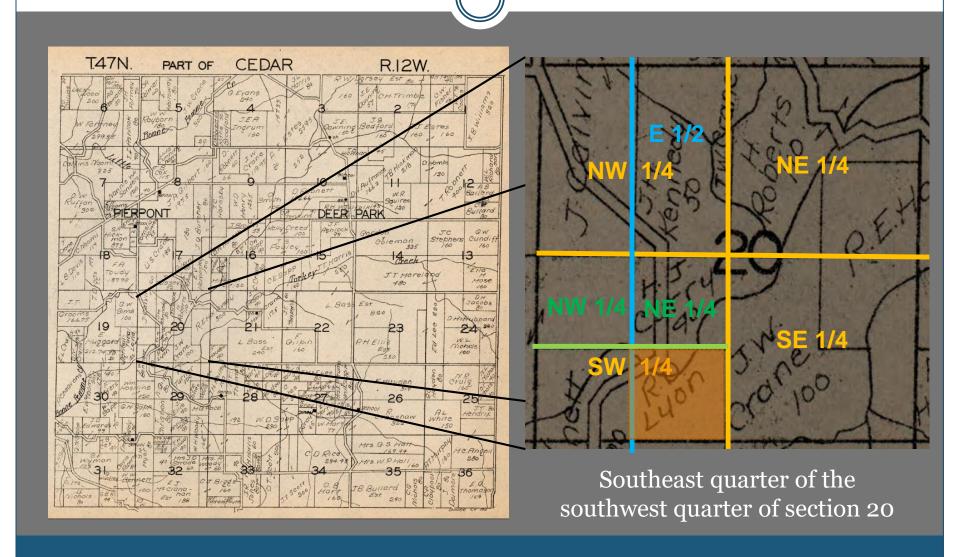






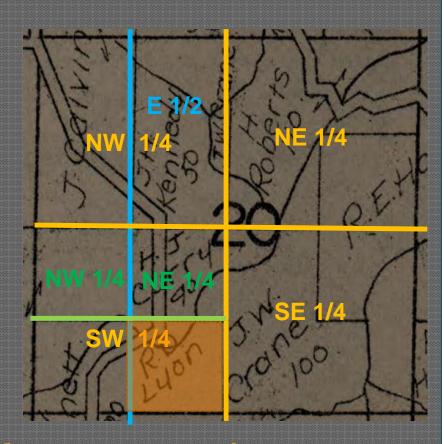






Describing and Aliquot part

- Determine your section,
 Township and Range
- Describe from the smallest part to the largest
- It should read from backward to forward



Southeast quarter of the southwest quarter of section 20

Questions about Aliquot part descriptions

NOTE: Any subdividing of land smaller than 40 acres of an aliquot part should probably

require a survey.

137.185. Tracts less than one-sixteenth of a section. -1. In all cases where any person, company or corporation may hereafter divide any tract of land into parcels less than one-sixteenth part of a section or otherwise, in such manner that such parcels cannot be described in the usual manner of describing lands in accordance with the surveys made by the general government, it shall be the duty of such person, company or corporation to cause such lands to be surveyed and a plat thereof made by a surveyor in the county where such lands are situated......



Four types of property descriptions

2. Lot, Block and Subdivision

- Area already platted into a subdivision, accepted by the governing body.
- Not all subdivisions have numbered blocks, but many older do. In those instances just a lot and subdivision is all you need. Pay attention to plat numbers.
- Refrain from describing portions of lots. Many Cities have ordinances against subdividing by description only.
 (This will likely require a subdivision replat)

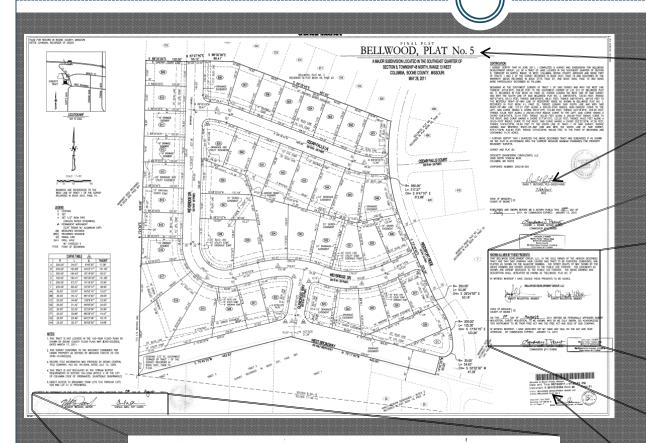
Subdivision basics – In My words



What is a Subdivision, Block and Lot?

- A subdivision is usually a division of land to create a group of parcels under a common theme and rules.
- Each parcel created in a subdivision is called a lot. This is the individual parcel that each person can develop and use.
- Many subdivisions create subsets of lot groups called Blocks.
 Those blocks are typically bounded by streets and alley's.
- More current subdivisions usually don't have multiple blocks but will create multiple plats. Each plat having it's own unique number and recording information.

Subdivision plats Essential features



Plat number

Surveyors signature

Owners Dedication

NOWN ALL MEN BY THESE PRESENTS:

THAT BELLWOOD DEVELOPMENT GROUP, LLC., IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID COMPANY HAVE CAUSED SAID TRACT TO BE SURVEYED, SUBMIDED, AND PLATTED AS SHOWN ON THE ADJACENT DRAWING. THE STREET RIGHTS OF WAY SHOWN BY THE ABOVE DRAWING ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER. THE EASEMENTS AS SHOWN, ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER. THE BOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "BELLWOOD, PLAT NO. 5"

IN WITNESS WHEREOF I HAVE CAUSED THESE PRESENTS TO BE SIGNED.

BELLWOOD DEVELOPMENT GROUP, L

ROBERT WOLVERTON, MEMBER

CHRISTI WOLVERTON, MEMBER

STATE OF MISSOURI SS

ON THIS 1ST DAY OF AUGUST 2011 BEFORE ME PERSONALLY APPEARED ROBERT WOLVERTON, CHIRST MOLVERTON, TO ME KNOWN, WHO BY ME DLILY SWORN, DID ACKNOWLEDGE THIS INSTRUMENT TO BE THEIR FREE ACT AND THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE DAY AND YEAR AFORESAID. MY COMMISSION EXPIRES: JANUARY 12, 2015

LYNDSAY J. PERRY, NOTARY PUBLIC

LYNDSAY J. PERRY
Notary Public - Notary Seal
STATE OF MISSOURI
Boone County
My Commission Evolute: 1/12/2

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS 15th DAY OF AUGUST, 2011.

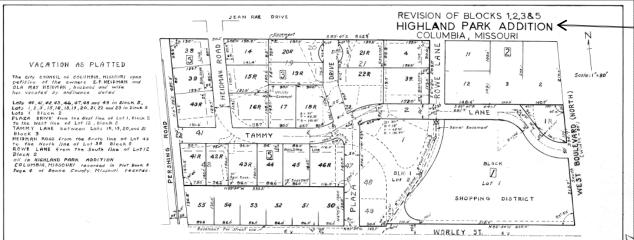
SHEELA AMIN. CITY CLERK

Recorder of deeds statement

City acceptance

Subdivision plats Essential features





REVISION OF BLOCKS 1.2.3 AND 5 HIGHLAND PARK ADDITION

We the underground E.E. NEIDMAN and OLA MAY HEIDMAN

We the underspool E.F. NEDDOM and CA MAN WEDDAM his wire of Celumbia Missouri being the several of the state numbered and and the pletting of the state in the several and the pletting of the state in the several of the Columbia Missouri being the value of the Columbia Sell base had the vacated orea Serveyad and repletted as shown on this in drawing. Original platting in one of the several platting in the several platting in the several platting. The several platting in the several

PLAZA DRIVE extends from the South line PLAZA DRIVE EXPENSE from The South Need of Lot 90, Neek 5 to the North Ins of Lot 20R Block 3. PERSHING ROAD is located on the West Side of Sicck 5. The Streets are as about 1. Utility experiences are as about 1.

The right to astabilish grades on sold redicated streets is granted to the city of columbia may are sold of columbia. One of the columbia may also by reason of columbing the surface of sold streets to confer the sold streets to confer the sold streets of confer the sold streets are hereby world.

& P. Hiduan E.F. HEIDMAN

OLA MAY HEIDMAN

This to certify that I have surveyed and platted to choom of REVISION OF BLOCKS 1, 2 3 4 3, Heri-And PHRK ROUTION OF BLOCKS 1, 2 3 4 3, Heri-And PHRK ROUTION OF BLOCKS 1, 2 4 4 5, Heri-And PHRK ROUTION OF BLOCKS 1, K. 148, K. 15 W. 16 W. 16

F. E. GRUNDLER , MLS. NO. 684

J. E. Grundler

APPROVAL WATER & LIGHT DEPT.

Robert W. Heuchen, Director

APPROVED BY

MISSOURI UTILITIES CO. R.T. Daniel

APPROVAL
PLANNING # ZONING COMMISSION

Chester L. Young , Chairman April 18, 1961 Harold O. Thorson , Secretary

Leon Walden , Act. Director of Public Works Leon Walden

of an Waldow April 1961

Accepted by refinance of the city Council this last day or Them. 1961 provided this last day or the provided this last day of the city Council this point of the city of the

Robert Contl Mayor

State of Missoul Some County of Some County of Some On this So Bodg of April, 1961 before me personally opperation his wife to me known to be the persons described in and who persons described in and who persons described in and foregoing is of ome of the above and foregoing is of ome of and acknowledge that the above and foregoing the above of the above of the county of the above of the abov

Notary Public

State of Missouri 35 County or booker.

I, the undersigned do hereby certify
that this plat was filed for record
in the office of the Recorder of Beels
of Baone County of 10: 10 erclock
RM, this 24 day of Many
RM this 24 day of Many
project and recorded in Book 16
project (1)

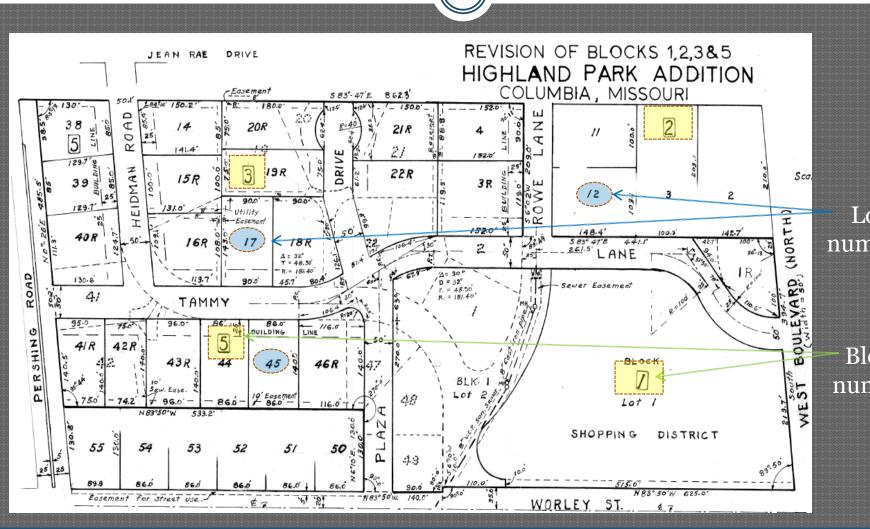
Betty Sounders Recorder By Busbaw Spiegel , Sepui

The Least a cont in process

Plat name

Recording information

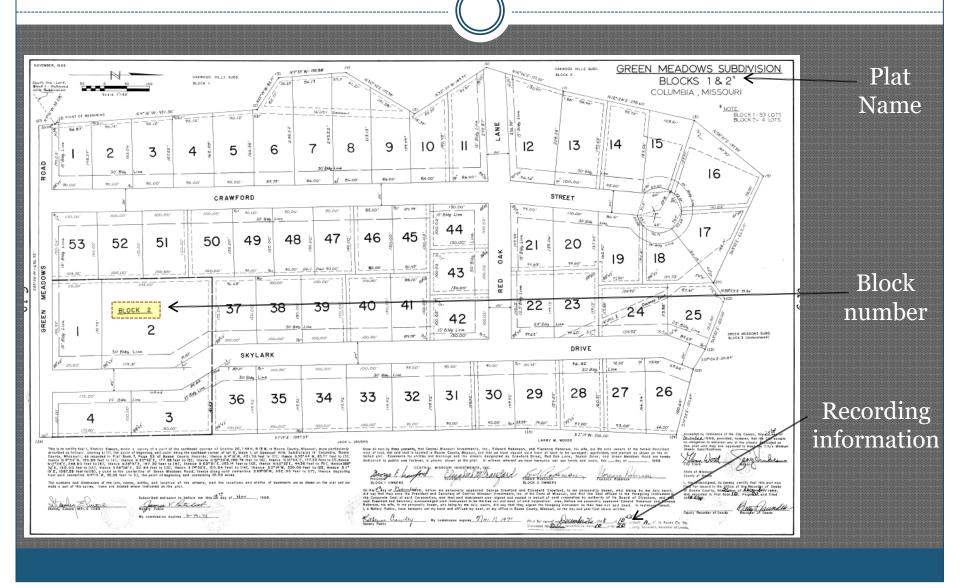
Subdivision plats Essential features



Lot number

Block number

Questions about Lot, Block & Subdivision descriptions



Four types of property descriptions

3. Metes and Bounds

(This means to walk the boundary)

- Uses distances and angles to create a mathematically closed figure. Is usually the most accurate way to describe an area.
- Usually has calls to physical or natural monuments (adjoining property, tree, creek, road, iron pipe manhole, etc.)

Note: centerline of easement and east line of survey are monuments that need to be recognized.

Questions about metes & bounds descriptions

NOTE:

Any subdividing of land with a metes and bounds description will likely require a survey. Metes and bounds is most commonly done by surveyors and usually defines irregularly shaped parcels.

Missouri Statute states:

137.185. Tracts less than one-sixteenth of a section. — 1. In all cases where any person, company or corporation may hereafter divide any tract of land into parcels less than one-sixteenth part of a section or otherwise, *in such manner that such parcels cannot be described in the usual manner of describing lands in accordance with the surveys* made by the general government, it shall be the duty of such person, company or corporation to **cause such lands to be surveyed and a plat thereof made by a surveyor** in the county where such lands are situated.......

Four types of property descriptions

4. Strip description

(also call corridor description)

- Uses distances and angles to create an alignment for right of way or easement location.
- Does not usually end at the same point of beginning.
- Will also have calls to physical or natural monuments (adjoining property, tree, creek, road, iron pipe manhole, etc.)
- Typical descriptions would say something like" THENCE FROM THE POINT OF BEGINNING, SAID STRIP BEING 16 FEET WIDE AND LYING 8 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE, N 15°43'25"E, 102.11 FEET; THENCE N 35°25'30"E, 269.66 FEET; THENCE N 30°56'15"E, 408.00 FEET TO THE END OF THIS DESCRIBED CENTERLINE."

Note: Does not provide a mathematical way to check for closure

Questions about the four types of property descriptions

1. Aliquot part – rectangular

- Public land survey system (PLSS)
- Even part of parent tract

Lot, Block and Subdivision

- Identify all or part of an existing lot
- Area already platted into a subdivision

3. Metes and bounds

- Create a closed figure with angles and distances
- Call to natural or physical monuments

4. Strip or alignment

Primarily used for easements and right of ways



Preparing the legal Description



- 1. Preparation
- 2. Create the description
- 3. Proofreading

Preparing the legal Description

Preparation:

- Conduct research
 - . Gather deeds
 - Locate the parent deed
 - Locate any immediate joiners Deed
 - 2. Make sure you know if you're in the city limits or not
 - 3. Identify section, township and range
 - 4. Gather any surveys identified in the deed and the adjoining deeds
 - 5. Gather subdivision plat
 - Identify subdivision
 - Identify Block and lot number
 - 6. Confirm that it is the whole lot and not partial.

Preparing the legal Description

Preparation:

- □ Identify owner
 - 1. Parent parcel and purchaser
 - 2. Check for partial interests (1/2 Interest, etc.)
 - 3. Make sure that both parcels remnant and parent parcel refer to the same parent deed
- Determine who has senior rights
 - 1. If you're in the middle of the parcel there probably isn't any concern of senior rights.
 - 2. If you're up next to an adjoining parcel figure out if they have seniority or not.
 - 3. Making reference to a junior parcel in your description will give seniority to that parcel.

Preparation:

- ☐ Make a sketch
 - 1. It doesn't have to be anything that is recordable.
 - 2. It doesn't have to be very legible. It's just to help stay oriented.
 - It just has to be functional so that you can prevent yourself from making a mistake. It's easy to confuse cardinal directions without a sketch.
 - Add a North arrow
 - Write down the deeds of the joiners on the paper.
 - 4. Draw your section lines and quarter section lines on the paper.

Create description:

- Description must have a header (the first paragraph that tells you all about your research)
 - Header containing parent deed reference
 - Section, township, range and all aliquot parts
 - City, county, state
 - Parent survey or plat
 - Lot, Block and subdivision

Create description:

- Description must have body (the second paragraph that tells you the specifics that make this parcel unique)
 - Body contains point of beginning
 - Follow metes & bounds, angles and distances to create your closed figure
 - Call to monuments (titles/surveys, adjoiners, roads, etc.)
 - If metes & bounds make sure to have ties to lines of record
 - If none are close, then you will tie with a commencement point
 - Define area of closed figure to the 1/100 acre
 - Make sure description is clear and concise

Proofreading:

- Confirm quarter sections and quarter quarter sections are in the proper order.
- 2. Confirm deeds and survey recording information is correct. (The most common errors I make)
- 3. Make sure your intentions are clear.
- 4. Spellcheck
- 5. Check figure closes back on itself.
- 6. Compare to your sketch

Refrain from the following:

- 1. Using tax parcel numbers
- 2. Call to natural or physical monuments without being specific.
- 3. Using adjoiners names
- 4. Using unrecorded documents
- 5. Parts of lots in subdivisions
- 6. Using cardinal directions in fractions

Refrain from using tax parcel numbers:

- Parcel numbers are for inventory purposes by the assessors office to identify taxable parcels.
- These are not fixed. They are periodically changed by the assessor staff. Especially when a new parcel is created.
- Tax parcel numbers are not survey quality and create a conflict in title. (Do you honor the picture?)

Refrain from using Call to natural or physical monuments without being specific:

- Call to the corner of a shed is not specific. There are at least 4 corners to choose from.
- Calling to a creek is not specific. Is it the high water mark, thread of the stream, or average of the creek channel?
- Call to the county road is not specific. Is the intent to go to the center or the right of way?
- Call to the 24" tree is not specific. Is it a maple, oak or something rare?

Refrain from using adjoiners names:

- Using adjoiners names seems good, as long as everyone knows that property. This becomes an issue in the following years as local knowledge fades away. It becomes hard to tie down exactly what was owned by them. Did they have more than one tract at that time?
- This is not specific. This requires a timeline to know for certain.
- Use the adjoiners DEED information.

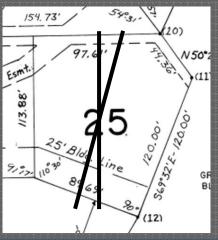
Refrain from using parts of lots in subdivisions:

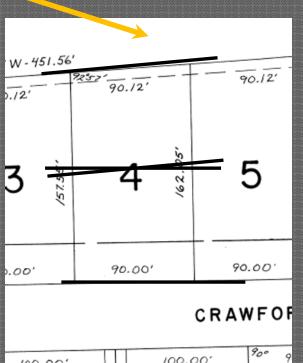
- As stated before, many municipalities have ordinances against subdividing land without a survey or plat.
- This type of description does not take into account any errors found along the entire length of the subdivision. (must distribute errors proportionately)
- This creates junior and senior rights inadvertently.

Refrain from using cardinal directions in fractions:

The south half of lot 4 may not be parallel with the north or south line of lot 4.

What is the west half of lot 25?

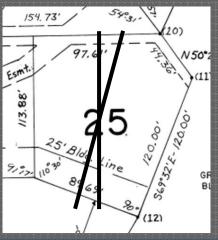




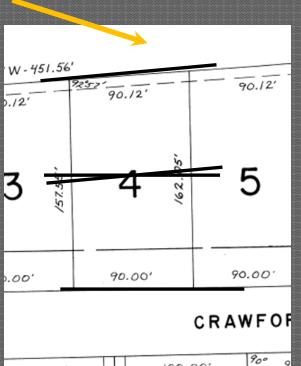
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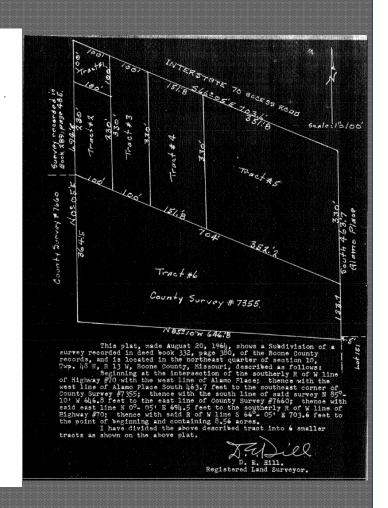
Clearly none of these are the correct answer, it is somewhere in between



400.9-108. Sufficiency of description. — (a) Except as otherwise provided in subsections (c), (d), and (e), a description of personal or real property is sufficient, whether or not it is specific, if it reasonably identifies what is described.

- (b) Except as otherwise provided in subsection (d), <u>a description of collateral reasonably</u> identifies the collateral if it identifies the collateral by:
 - (1) Specific listing;
 - (2) Category;
 - (3) Except as otherwise provided in subsection (e), a type of collateral defined in chapter 400;
 - (4) Quantity;
 - (5) Computational or allocational formula or procedure; or
- (6) Except as otherwise provided in subsection (c), any other method, <u>if the identity of the</u> collateral is objectively determinable.
- (c) A description of collateral as "all the debtor's assets" or "all the debtor's personal property" or using words of similar import does not reasonably identify the collateral.
- (d) Except as otherwise provided in subsection (e), a description of a security entitlement, securities account, or commodity account is sufficient if it describes:
 - (1) The collateral by those terms or as investment property; or
 - (2) The underlying financial asset or commodity contract.
- (e) A description only by type of collateral defined in chapter 400 is an insufficient description of:
 - (1) A commercial tort claim; or
- (2) In a consumer transaction, consumer goods, a security entitlement, a securities account, or a commodity account.

Thereas, GANESH RAVINDRAN 6100 River Hills Rd.	
MAY 19 98 pr	oduce to the undersigned PATRICIA S. LENSMEYER
	, in the State of Missouri, a certificate of purchase,
in writing, bearing date the22ndday	ofAUGUST, 19_94_, signed by
RAYMOND W. EASLEY	, who at the last mentioned date was Collector of said
county, from which it appears that the saidG	ANESH_RAVINDRANdid on the
	, 19_{-}^{94} _, purchase at public auction at the door of the
courthouse in said county, the tract, parcel or lot of	land lastly in this indenture described, and which lot was
sold toSANESH RAVINDRAN	for the sum of NINETEEN HUNDRED
dollars andNocents, being the	amount due on the following tracts or lots of land, returned
delinquent in the name ofTHE_COLUMBIA_MOTOR	_INN,
	the yearsnamely:
PARCEL # 16-216-00-00-002.00	
SEC 10 TWP 48 RGE 13 SUR 339-468	
~	
	which said lands have been recorded, among
other tracts, in the office of said Collector, as delingu	ent for the non-payment of taxes, costs, and charges due



QUIT CLAIM DEED

THIS INDENTURE, made on this 15 day of July A.D., One Thousand Nine Hundred Ninety-Eight by and between Jean M. Lynch, a single person of the County of Boone, in the State of Missouri, Party of the First Part, and Scott C. Lynch, party of the Second Part:

(Grantee's Mailing Address Is) P.O. Box 107 Hallsville, Mo 65255

WITNESSETH, the said party of the First Part in consideration of the sum of Ten Dollars and other valuable considerations paid by the said party of the Second Part, the receipt of which is hereby acknowledged, does or do by these present, Remise, Release and forever Quit Claim, unto the said party of the Second Part, the following described real estate lying, being and situate in the County of Boone and State of Missouri, to wit:

Parcel #08-100-06-00-007.02 SW Corner of the SE Quarter of Section 6, Township 50, N, Range 11 West in Boone County. 10 acres

TO HAVE AND TO HOLD the same with all the rights and immunities, privileges and appurtenances thereto belonging, unto the said party of the Second Part, and its heirs and assigns, FOREVER; so that neither the said party of the First Part nor his or her heirs, nor any other person or persons for him or her or in his or her name or behalf, shall or will hereafter claim or demand any right or 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.

PAGE PAGE LECTRIC LINE EASEMENT	5.5° (5.5°
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<u> </u>	
<u> ըստուսան եւ ժուտարասանույն արև արևագ դատարինագ անգանում անձան անձան անձան արևան հայարդ կաստուս բանական հայարա</u> 	ilimmones .
Grantor S. herelb, do bereby grant, sonyoy and warrent unto the MISSOURI EDISON COMPANY, a Missouri sorporation, Grantes	herela.
its successore, licensees, assigns and lessees, the parpetual right and easument to orest, reconstruct, operate and maintain under varying &	onditions -
of operations, renew and remove, an electric transmission and distribution line, the poles, anchors, stube, brace poles, guys, crosparms, in	
conductors, ground wires, rables and other equipment appurtanent thereto, for the transmission and distribution of electric energy in, and appurtanent appurtanent thereto, for the transmission and distribution of electric energy in, appure the transmission and distribution of electric energy in, appure the transmission and distribution of electric energy in, appure the transmission and distribution of electric energy in, appure the transmission and distribution of electric energy in, appure the transmission and distribution of electric energy in, appure the transmission and distribution of electric energy in, appure the transmission and distribution of electric energy in, appure the transmission and distribution of electric energy in, appure the transmission and distribution of electric energy in, appure the transmission and distribution of electric energy in, appure the transmission and distribution of electric energy in, appure the transmission and distribution of electric energy in, appure the transmission and appure the transmission and transmission and the transmission and transmission and the transmission and transmissi	
County, State of Missouri, and described as follows:	
All of a certain percel of land, the principal of which is situated in	
26, and a shall portion of which may be in Section 25, all in Township	Elfty
(50), Range One (1) West, and containing Sixty (60) seres, more or thes	
parcel of land herein conveyed is all that part of the place formerly as the Elias Hines place on the Troy and Auburn Road, which is situate	
of and adjoining said Road. Said percol of land herein conveyed is bou	
Tollows: On the north by roadway dividing the lands herein conveyed fr	om lands
herein conveyed from lands formerly of Wardie Maylon and lands formerl	k or
Charles Moore; on the East by West line of Proy and Auburn Road; on t	
by lands formerly of Scott Greech and partly by roadway dividing lands	The state of the s
conveyed from lands formenly of Scott Creech; and on the West by land	
erly owned by Thomas Locklin, and being the same lands convoyed by Roy	. 120000
Maiohel to Manous David Parsons and Manganet Pansons, his wife, by War	
Deed dated September 16, 1935, and which deed is recorded in the Recon	
Office of Lincoln County, Missouri, in Hook 141, at Page 203	inapanar
said electricaline to be located upon said premises as follows: a stripland ten (10) feet in width slong and adjacent to the southern property	v line
OF CITS SOOVE CESCY IDEA. FOR I SELECTION and constant the privace of expediture self they are repaired by the right of ingrees to and excess from such table over hands of Granton	bing er
remowing the same, and for doing anything necessary for the enjoyment of the ensement berein granted and to trim or tell such trees, but	hindhes,



998202

GENERAL WARRANTY DEED

351889

This Indenture, Made on the 4th day of October A.D. 1999 by and between John D. Sessler, Debra S. Sessler H/W
of the County of Callaway , in the State of Missouri, part of the First Part, and
Grantees meiling address _ 1
of the County of
DOLLARS, topaid by the said partof the Second part, the receipt of which is hereby acknowledged, doby these presents, GRANT, BARGAIN, AND SELL, CONVEY AND CONFIRM unto the said partof the Second Part,heirs and **rsigns, the following described lots, tracts or parcels of land lying, being and situate in the County of a G. A. T.
land lying being and situate in the County of of Callaway, State of Missouri to wit: Callaway County, Missouri and being described as follows: (1) Acre starting at East Boundary of John D. and Debra S. Sessler's existing property.
Starting point and boundary East End Southwest - 277 FT. 8 1/2 IN. Starting point and boundary East End Northwest - 277 FT. 8 1/2 IN. Starting at Northwest point to Southwest point - 277 FT. 8 1/2 IN. At West End of said
At West End of said property. Starting point boundary and boundaries. Marked and agreed upon by all parties.

Questions?

