## Hillsboro Title Company, Inc

Experienced professionals... Dedicated to Good Service

Hwy. 21 & Third Street P.O. Box 500 Hillsboro, Mo 63050 636-797-4222 FAX 636-797-5802

April 6, 2020

Matt Klenke President Wilderness Trails Owners Assoc. 4 Pine Ridge Ln. Eureka, MO 63025

Search No. H46054					
We are enclosing here with the following papers in connection with the above captioned prope	rty:				
☐ Warranty Deed filed					
Quit Claim Deed filed					
☐ Deed of Trust filed					
☐ Deed of Trust filed					
Cancelled Deed of Trust and/or principal and interest notes secured thereby, recorded in Book: Page: Document No: Name:					
Full Deed of Release for Deed of Trust Recorded in  Book: Page: Document No:  Name:					
Request for Notice of Sale					
Partial Deed of Release					
<b>⊠</b> Easement, Notice And Covenant Running With Land 2020R-010620					
Certification of Trust					
☐ Invoice for recording or releasing fees advanced to Recorder of Deeds:					
The title evidence will be sent to the proper parties in the regular courses of business.					
HILLSBORO TITLE COMPANY INC					
By Renza Linnemeyer					

Arnold 636-464-0500

**Festus** 636-931-2255 Hillsboro 636-797-4424 Washington

**Construction Disbursing** 636-797-3222

636-239-2242

2020R-010620 FILED AND RECORDED IN OFFICIAL RECORD 03/30/2020 09:17:05AM DEBBIE DUNNEGAN, RECORDER JEFFERSON COUNTY, MO PAGES 3 REC FEE: \$30.00 NS FEE:

\*\*This document was eRecorded\*\*

### EASEMENT, NOTICE AND COVENANT RUNNING WITH LAND

This Easement made this \_\_\_\_\_\_day of February, 2020, between

James Click, Jr., Trustee of Alice L. Click Living Trust dated August 7, 2007
5 Click Road
Eureka, MO 63025

(hereinafter "Grantor") and Wilderness Trails Owners Association, Inc., a Missouri nonprofit corporation, (hereinafter "Grantee").

Matt Klenke, President Wilderness Trails Owners Association 4 Pine Ridge Ln. Eureka, MO 63025

Grantor, for and in consideration of the sum of One Dollar (\$1.00) to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, does hereby give, grant, extend and confer on Grantee the exclusive right to continued use of the paved easement area for common collection of refuse for the homeowners of Wilderness Trails and as a school bus turn-around on property owned by Grantor in Jefferson County, Missouri, and more fully described in Easement Plat, Exhibit A attached hereto. The Easement Deed hereby granted is irrevocable and shall continue forever.

Grantor, for himself, his heirs, successors and assigns, does hereby warrant and covenant unto Grantee (1) that Grantor is the owner of the above-described land and has full right and authority validly to grant this easement, (2) that Grantee may quietly enjoy the premises for the purposes herein stated, and (3) that Grantor will not create or permit any obstruction of any kind or character that will interfere with the exercise and enjoyment of the easement rights hereinabove conveyed.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day of February, 2020.

### **GRANTOR:**

James Click, Jr., Trustee of the Alice L. Click Living Trust dated August 7, 2007

STATE OF MISSOURI COUNTY OF JEFFERSON )

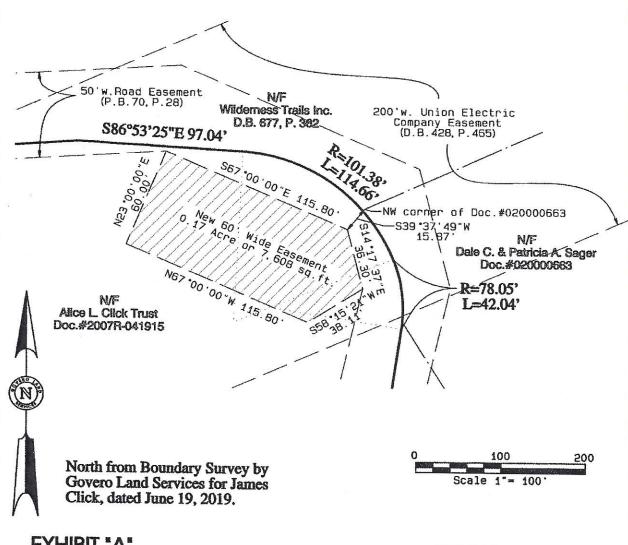
On this <u>II</u> day of February, 2020, before me personally appeared JAMES CLICK, JR., Trustee of the Alice L. Click Living Trust dated August 7, 2007, to me known to be the person described in and who executed the foregoing instrument, and acknowledged to me that he executed the same as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, on the day and year first above written.

My term expires: 9-11-21

KAREN ALLISON Notary Public - Notary Seal State of Missouri Commissioned for Franklin County My Commission Expires: September 11, 2021 Commission Number: 13503305

# Part of Section 24, Township 43 North, Range 3 East of the Fifth Principal Meridian, Jefferson County, Missouri.



### **EXHIBIT "A"**

### INITIAL:

### **EASEMENT PLAT**

Part of Section 24, Township 43 North, Range 3 East of the Fifth Principal Meridian, Jefferson County, Missouri.

GOVERO	
LAND SERVICES, IN	C.
SURVEYING * ENGINEERING	3
CERTIFICATE OF AUTHORITY NO. L.S.	.242-DI

	5929 OLD STATE ROAD
	IMPERIAL, MO. 63052
	PH:(636)464-9380
	FAX:(636)464-9626
gisl	and@goverolandservices.ne

_	SITE ADDRESS:	N/A	** Alley and makes	inimizer:
	CITY/CO.,STATE: Je	fferson	Co.	M
	DATE PREPARED:	02/04/2		-
	DRAWN BY:	K.A.E	),	neren en en
	CHECKED BY:	D.L.	j.	-
	JOB NO.;	1902	2	