
RIGHT OF WAY DEED

THIS DEED is made and entered into this 1st day of MAY 2025, by and between **MARVIN W. PARSON and NANCY C. PARSON, HUSBAND AND WIFE**, as **TRUSTEES of the MARVIN W. PARSON and NANCY C. PARSON Revocable Living Trust, dated 27th November 2023**, Christian County, Missouri, hereinafter referred to as "Grantor", and **CHRISTIAN COUNTY, MISSOURI**, a political subdivision of the State of Missouri, its successors, administrators and assigns, all of which are hereinafter collectively referred to as "Grantee", located at 100 W. Church St., Rm 100, Ozark, MO 65721.

WITNESSETH, that the **Grantor**, in consideration of the sum of One and No/100 Dollars (\$1.00) and other good and valuable consideration to it paid by the **Grantee**, the receipt and sufficiency of which is hereby acknowledged, does by these presents grant, bargain, sell, convey, and confirm unto said **Grantee**, its successors and assigns, a Right of Way easement for construction, improvement, reconstruction and maintenance of a right of way for public use as a street, roadway thoroughfare or related purposes, including without limitation, the use of conduits, water, gas, sewer pipes, poles, wires, surface drainage facilities, ducts, cables on, over, along, across, and under the following described tracts or parcels of real estate in the County of Christian, State of Missouri, to-wit:

See Exhibit "A"

TO HAVE AND TO HOLD THE SAME, together with all and singular the rights, privileges and appurtenances and immunities thereunto belong or in any way appertaining, unto the said **Grantee**, and unto its successors and assigns forever; the **Grantor** further covenanting on its part and on behalf of its heirs and assigns that it is lawfully seized of title to the real estate through which said easement is granted and that it has good and lawful right to convey said easement to the **Grantee** herein; that the premises are free and clear of any encumbrances done or suffered by **Grantor** or those under whom **Grantor** claims; and that said **Grantor** will warrant and defend the title to the said premises unto the said **Grantee** and unto its successors and assigns forever against the lawful claims and demands of all persons whomsoever, except the lien of taxes for the current year and thereafter, special taxes and assessments becoming a lien after the date hereof, all covenants, restrictions, easements, reservations, and other matters of record and a billboard advertising sign lease applicable to the property.

GRANTOR, to the fullest extent allowed by law, including, without limitation, Section 527.188, RSMo. (2006), hereby waives any right to request vacation of the easement herein granted.

THIS GRANT and easement shall, at all times be deemed to be and shall be, a continuing covenant running with the land and shall be binding upon the successors and assigns for the Grantor.

IN WITNESS WHEREOF, the undersigned Grantor has signed this deed the day and year first above written.

Marvin W. Parson

MARVIN W. PARSON, TRUSTEE

Nancy C. Parson

NANCY C. PARSON, TRUSTEE

STATE OF MISSOURI)
) SS
COUNTY OF CHRISTIAN)

On this 14 day of April, 202⁵~~4~~, before me personally appeared between, **MARVIN W. PARSON and NANCY C. PARSON, HUSBAND AND WIFE, as TRUSTEES of the MARVIN W. PARSON and NANCY C. PARSON Revocable Living Trust, dated 27th November 2023**, Christian County, Missouri, to me personally known, who, being by me duly sworn, did state that he/she executed the foregoing instrument as his/her own free act and deed.

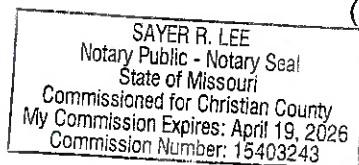
IN TESTIMONY WHEREOF, I hereunto set my hand and seal the date and year first above written.

Sayer R. Lee

Notary Public

Sayer R. Lee
(Printed Name)

My Commission Expires:



The Christian County Commission hereby accepts the interest in real property conveyed by the Right-of-Way Warranty Deed from Grantor to Christian County, Missouri, as Grantee, for the property legally described above and hereby consents to the recordation of this Right-of-Way Warranty Deed.

Passed, Approved, and Adopted this 1st day of MAY, 2025.

ABSENT
Lynn Morris, Presiding Commissioner

[Signature]
Bradley A. Jackson, Eastern Commissioner

[Signature]
Johnny Williams, Western Commissioner

ATTEST:

[Signature]
County Clerk



ATTACHMENT "A"

GRANTOR: MARVIN W. PARSON & NANCY C. PARSON TRUST

A **PERPETUAL EASEMENT** (RIGHT OF WAY) FOR COTTONWOOD ROAD, BEING PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 27 NORTH, RANGE 20 WEST IN CHRISTIAN COUNTY, MISSOURI, THE GRANTOR'S LAND AS DESCRIBED IN BOOK 2023, PAGE 13075 AT THE CHRISTIAN COUNTY RECORDER'S OFFICE, SAID EASEMENT DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 27 NORTH, RANGE 20 WEST; THENCE N01°26'22"E ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, 27.91 FEET TO THE EXISTING CENTER LINE OF COTTONWOOD ROAD; THENCE N64°43'34"W ALONG SAID EXISTING CENTER LINE, 2.25 FEET; THENCE NORTHWESTERLY ALONG SAID CENTER LINE, THROUGH A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 67°12'47", A RADIUS OF 50.00 FEET AND A CHORD OF 55.35 FEET BEARING N31°07'10"W, AN ARC DISTANCE OF 58.65 FEET; THENCE N02°29'14"E ALONG SAID CENTER LINE, 25.00 FEET; THENCE LEAVING SAID CENTER LINE, S87°30'46"E, 20.00 FEET; THENCE S31°37'30"E, 66.59 FEET; THENCE SOUTHEASTERLY THROUGH A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 18°40'02", A RADIUS OF 110.00 FEET AND A CHORD OF 35.68 FEET BEARING S75°58'19"E, AN ARC DISTANCE OF 35.84 FEET; THENCE S85°18'19"E, 237.47 FEET; THENCE SOUTHEASTERLY THROUGH A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 39°54'12", A RADIUS OF 100.00 FEET AND A CHORD OF 68.25 FEET BEARING S65°21'13"E, AN ARC DISTANCE OF 69.64 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE N87°56'44"W ALONG SAID SOUTH LINE, 359.59 FEET TO THE POINT OF BEGINNING.

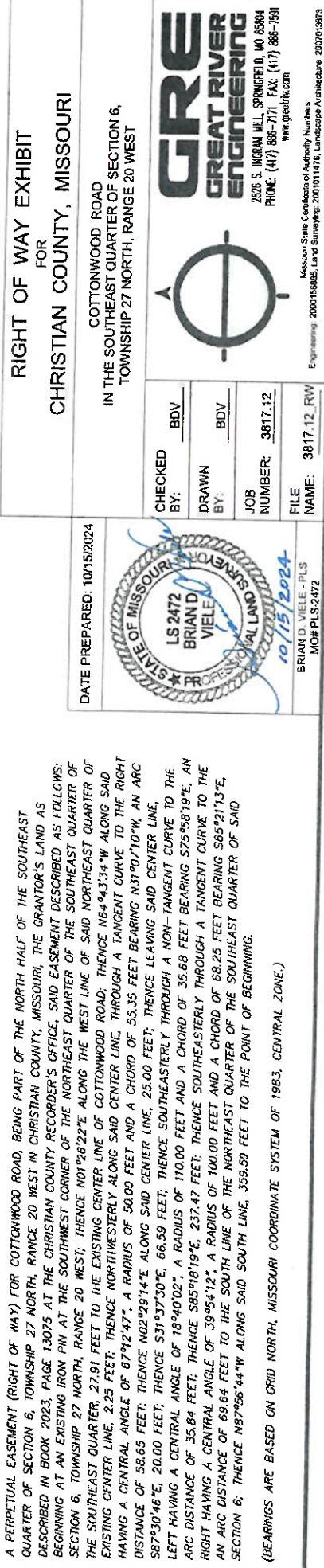
(BEARINGS ARE BASED ON GRID NORTH, MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.)

Prepared by Great River Engineering
for Christian County, MO
Project No. 3817.12
Date: October 15, 2024

Great River Engineering
2826 S. Ingram Mill, Springfield, MO 65804
417-886-7171



Land Surveying Corporation Certificate of Authority #2001011476



A PERPETUAL EASEMENT (RIGHT OF WAY) FOR COTTONWOOD ROAD, BEING PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 27 NORTH, RANGE 20 WEST IN CHRISTIAN COUNTY, MISSOURI, THE GRANTOR'S LAND AS DESCRIBED IN BOOK 2023, PAGE 13075 AT THE CHRISTIAN COUNTY RECORDER'S OFFICE, SAID EASEMENT DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 27 NORTH, RANGE 20 WEST; THENCE N01°26'22"E ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, 27.91 FEET TO THE EXISTING CENTER LINE OF COTTONWOOD ROAD; THENCE N64°43'34"W ALONG SAID EXISTING CENTER LINE, 2.25 FEET; THENCE NORTHWESTERLY ALONG SAID CENTER LINE, THROUGH A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 67°12'47", A RADIUS OF 50.00 FEET AND A CHORD OF 55.35 FEET BEARING N31°40'10"W, AN ARC DISTANCE OF 58.65 FEET; THENCE N02°29'14"E ALONG SAID CENTER LINE, 25.00 FEET; THENCE LEAVING SAID CENTER LINE, S87°30'46"E, 20.00 FEET; THENCE S31°37'30"E, 66.59 FEET; THENCE SOUTHEASTERLY THROUGH A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 18°40'02", A RADIUS OF 110.00 FEET AND A CHORD OF 35.68 FEET BEARING S75°58'19"E, AN ARC DISTANCE OF 35.84 FEET; THENCE S85°18'19"E, 237.47 FEET; THENCE SOUTHEASTERLY THROUGH A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 39°54'12", A RADIUS OF 100.00 FEET AND A CHORD OF 68.25 FEET BEARING S85°21'13"E, AN ARC DISTANCE OF 68.64 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE N87°26'44"W ALONG SAID SOUTH LINE, 359.59 FEET TO THE POINT OF BEGINNING.

(BEARINGS ARE BASED ON GRID NORTH, MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.)

RIGHT OF WAY EXHIBIT
FOR
CHRISTIAN COUNTY, MISSOURI
COTTONWOOD ROAD
IN THE SOUTHEAST QUARTER OF SECTION 6,
TOWNSHIP 27 NORTH, RANGE 20 WEST

DATE PREPARED: 10/15/2024

CHECKED BY:

DRAWN BY:

ST.	JOB
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FILE	NUMBER:
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NAME: 3

BRIAN D. VIELE - PLS
MO# PLS-2472

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Missouri State Certificate of Authority Numbers:
Engineering: 2000156885, Land Surveying: 2001011476, Landscape Ar

GRE
GREAT RIVER
ENGINEERING

826 S. INGRAM MILL, SPRINGFIELD, MO 65802
HOME: (417) 886-7171 FAX: (417) 886-7575

data of Authority Numbers:
001011476, Landscape Architecture 200701387