



Recording Date/Time: 02/10/2026 at 09:13:51 AM

Instr #: 2026L01531

Book: 2026 Page: 1508

Pages: 3

Fee: \$30.00 & 20260001512



COURTHOUSE CHRISTIAN COUNTY MISSOURI

Kelly Hall
Recorder of Deeds

RIGHT OF WAY DEED (LLC)

THIS DEED is made and entered into this 5th day of February, 2026, by and between **GREGG & INMAN, LLC**, a Limited Liability Company organized under the laws of the State of 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 him/her 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" attached hereto and incorporated herein by reference.

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**.

Mack Rd. Common 2

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

GREGG & INMAN, LLC

Jeremy Pinegar, Managing Member

STATE OF MISSOURI)
) SS
COUNTY OF CHRISTIAN)

On this 30 day of Jan 2026,
before me, a Notary Public in and for said state, personally appeared **Jeremy Pinegar**, to me personally known, who, being by me duly sworn did say that he/she/they are the Managing Member(s) of **GREGG & INMAN, LLC**, a Limited Liability Company of the State of Missouri, and that said document was signed in behalf of said Limited Liability Company by authority of its membership, and said Managing Member(s) acknowledged said document to be the free act and deed of said Limited Liability Company and acknowledged to me that he/she executed the same for the purposes therein stated.

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



Kari M. Cundiff
Notary Public

Kari m cundiff
(Printed Name)

My Commission Expires: 08/08/29

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 5th day of February, 2026.

Lynn Morris
Lynn Morris, Presiding Commissioner

Bradley A. Jackson
Bradley A. Jackson, Eastern Commissioner

Johnny Williams
Johnny Williams, Western Commissioner

ATTEST:

Sandra B. Bump
County Clerk



Exhibit "A"

DESCRIPTION OF ROAD RIGHT-OF-WAY – MACK RD.

THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED IN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 27 NORTH, RANGE 22 WEST, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING MONUMENT AT THE NORTHEAST CORNER OF SAID SECTION 27;

THENCE, N88°32'10"W, A DISTANCE OF 35.28 FEET;

THENCE, S01°36'43"W, A DISTANCE OF 52.64 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF INMAN ROAD;

THENCE, N88°20'52"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 308.28 FEET TO THE POINT OF BEGINNING;

THENCE, S01°49'35"W, A DISTANCE OF 788.56 FEET TO A POINT OF CURVATURE TO THE LEFT;

THENCE, ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 22.39 FEET, A CENTRAL ANGLE OF 51°19'04", ALONG A CHORD BEARING S23°49'57"E, A CHORD DISTANCE OF 21.65 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT;

THENCE, ALONG A REVERSE CURVE TO THE SAID CURVE HAVING A RADIUS OF 55.00 FEET, AN ARC DISTANCE OF 271.31 FEET, A CENTRAL ANGLE OF 282°38'08", ALONG A CHORD BEARING N88°10'25"W, A CHORD DISTANCE OF 68.75 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT;

THENCE, ALONG A REVERSE CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 22.39 FEET, A CENTRAL ANGLE OF 51°19'04", ALONG A CHORD BEARING N27°29'08"E, A CHORD DISTANCE OF 21.65 FEET;

THENCE, N01°49'35"E, A DISTANCE OF 788.41 FEET TO A POINT ON THE AFORESAID SOUTH RIGHT-OF-WAY LINE;

THENCE, S88°20'52"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.1 ACRES, MORE OR LESS.