



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

Instr #: 2026L01530

Book: 2026 Page: 1507

Pages: 3

Fee: \$30.00 & 20260001512



Kelly Hall
Recorder of Deeds

COURTHOUSE CHRISTIAN COUNTY MISSOURI

**RIGHT OF WAY DEED
(LLC)**

THIS DEED is made and entered into this 5th day of February, 2026, by and between **LONESTAR DEVELOPMENT, 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 to 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 fee 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**.

Lone Star Dr Common 2

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

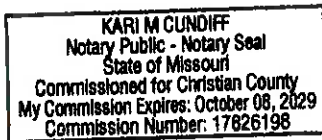
LONESTAR DEVELOPMENT, LLC

David Emerson
David Emerson, 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 **David Emerson**, to me personally known, who, being by me duly sworn did say that he/she/they are the Managing Member(s) of **Lonestar Development, 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:

OCT 08 2029

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:

Dale Baumgardner
County Clerk



Exhibit "A"

DESCRIPTION OF PUBLIC STREET RIGHT-OF-WAY

A 50.00 FOOT WIDE STREET RIGHT-OF-WAY LOCATED IN THE WEST HALF OF THE NORTHEAST AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 2, TOWNSHIP 26 NORTH, RANGE 22 WEST, CHRISTIAN COUNTY, MISSOURI, LYING 25.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "TODD" AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE SOUTH 1°37'18" WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 295.62 FEET; THENCE NORTH 75°29'40" EAST, A DISTANCE OF 435.77 FEET; THENCE NORTH 84°33'28" EAST, 25.00 FEET TO THE POINT OF BEGINNING OF SAID STREET RIGHT-OF-WAY CENTERLINE HEREIN BEING DESCRIBED; THENCE NORTH 5°26'32" WEST ALONG SAID CENTERLINE, A DISTANCE OF 68.02 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG SAID CENTERLINE AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 250.00 FEET, AN ARC DISTANCE OF 243.86 FEET, A CENTRAL ANGLE OF 55°53'17", A CHORD BEARING NORTH 33°23'11" WEST, A CHORD DISTANCE OF 234.30 FEET; TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID CENTERLINE AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 143.36 FEET, A CENTRAL ANGLE OF 54°45'28", A CHORD BEARING NORTH 33°57'05" WEST, A CHORD DISTANCE OF 137.96 FEET; THENCE NORTH 6°34'21" WEST ALONG SAID CENTERLINE, A DISTANCE OF 232.58 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID CENTERLINE AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 350.00 FEET, AN ARC DISTANCE OF 161.43 FEET, A CENTRAL ANGLE OF 26°25'33", A CHORD BEARING NORTH 6°38'25" EAST, A CHORD DISTANCE OF 160.00 FEET; TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG SAID CENTERLINE AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 306.78 FEET, A CENTRAL ANGLE OF 117°10'46", A CHORD BEARING NORTH 38°44'11" WEST, A CHORD DISTANCE OF 256.04 FEET; THENCE SOUTH 82°40'26" WEST ALONG SAID CENTERLINE, A DISTANCE OF 250.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID CENTERLINE AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 350.00 FEET, AN ARC DISTANCE OF 342.05 FEET, A CENTRAL ANGLE OF 55°59'37", A CHORD BEARING NORTH 69°19'46" WEST, A CHORD DISTANCE OF 328.60 FEET; TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG SAID CENTERLINE AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 401.16 FEET, A CENTRAL ANGLE OF 131°20'28", A CHORD BEARING SOUTH 72°59'49" WEST, A CHORD DISTANCE OF 318.16 FEET; THENCE SOUTH 7°19'35" WEST ALONG SAID CENTERLINE, A DISTANCE OF 225.00 FEET TO THE POINT OF TERMINUS OF SAID STREET RIGHT-OF-WAY CENTERLINE HEREIN DESCRIBED; SAID POINT OF TERMINUS ALSO BEING THE RADIUS POINT OF A 110.00 FOOT DIAMETER CUL-DE-SAC, SUBJECT TO RIGHT-OF-WAYS, EASEMENTS AND RESTRICTIONS OF RECORD.