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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**.

Autumn Way 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:

Sharon Baumgardner
County Clerk



Exhibit "A"

DESCRIPTION OF PUBLIC STREET RIGHT-OF-WAY

THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 26 NORTH, RANGE 22 WEST, BEING DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING 5/8" IRON PIN AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 2; THENCE SOUTH 89°42'40" EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 747.25 FEET TO AN EXISTING 5/8" IRON PIN; THENCE SOUTH 12°44'46" EAST, A DISTANCE OF 551.29 FEET TO AN EXISTING 1/2" IRON PIN ON THE APPARENT NORTH RIGHT-OF-WAY LINE OF RIVERDALE ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 67°22'12" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 141.54 FEET TO THE POINT OF BEGINNING, BEING 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 39.27 FEET, A CENTRAL ANGLE OF 90°00'00", ALONG A CHORD BEARING OF NORTH 22°22'12" EAST, A CHORD DISTANCE OF 35.36 FEET; THENCE NORTH 22°37'48" WEST, A DISTANCE OF 25.00 FEET TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 76.84 FEET, A CENTRAL ANGLE OF 25°09'31", ALONG A CHORD BEARING OF NORTH 10°03'03" WEST, A CHORD DISTANCE OF 76.23 FEET; TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 125.00 FEET, AN ARC DISTANCE OF 43.28 FEET, A CENTRAL ANGLE OF 19°50'11", ALONG A CHORD BEARING OF NORTH 7°23'22" WEST, A CHORD DISTANCE OF 43.06 FEET; THENCE NORTH 17°18'27" WEST, A DISTANCE OF 206.11 FEET; TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 87.98 FEET, A CENTRAL ANGLE OF 25°12'18", ALONG A CHORD BEARING OF NORTH 4°42'18" WEST, A CHORD DISTANCE OF 87.98 FEET; TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 145.72 FEET, A CENTRAL ANGLE OF 55°39'34", ALONG A CHORD BEARING OF NORTH 19°55'56" WEST, A CHORD DISTANCE OF 140.05 FEET; TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 575.00 FEET, AN ARC DISTANCE OF 112.73 FEET, A CENTRAL ANGLE OF 11°13'57", ALONG A CHORD BEARING OF NORTH 53°22'42" WEST, A CHORD DISTANCE OF 112.73 FEET; TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 385.00 FEET, AN ARC DISTANCE OF 177.39 FEET, A CENTRAL ANGLE OF 26°23'55", ALONG A CHORD BEARING OF NORTH 45°47'43" WEST, A CHORD DISTANCE OF 175.82 FEET; THENCE NORTH 32°35'45" WEST, A DISTANCE OF 137.51 FEET TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 525.00 FEET, AN ARC DISTANCE OF 248.81 FEET, A CENTRAL ANGLE OF 27°09'13", ALONG A CHORD BEARING OF NORTH 19°01'09" WEST, A CHORD DISTANCE OF 246.49 FEET; THENCE NORTH 5°26'32" WEST, A DISTANCE OF 492.43 FEET; THENCE NORTH 84°33'28" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 5°26'32" EAST, A DISTANCE OF 492.43 FEET TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 475.00 FEET, AN ARC DISTANCE OF 225.11 FEET, A CENTRAL ANGLE OF 27°09'13", ALONG A CHORD BEARING OF SOUTH 19°01'09" EAST, A CHORD DISTANCE OF 223.01 FEET; TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET, A CENTRAL ANGLE OF 90°00'00", ALONG A CHORD BEARING OF SOUTH 77°35'45" EAST, A CHORD DISTANCE OF 21.21 FEET; THENCE NORTH 57°24'15" EAST, A DISTANCE OF 60.00 FEET TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 234.14 FEET, A CENTRAL ANGLE OF 35°46'27", ALONG A CHORD BEARING OF NORTH 75°17'28" EAST, A CHORD DISTANCE OF

230.36 FEET; THENCE SOUTH 86°49'18" EAST, A DISTANCE OF 300.00 FEET TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 250.00 FEET, AN ARC DISTANCE OF 379.01 FEET, A CENTRAL ANGLE OF 86°51'43", ALONG A CHORD BEARING OF SOUTH 43°23'26" EAST, A CHORD DISTANCE OF 343.74 FEET; TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 12.74 FEET, A CENTRAL ANGLE OF 48°40'17", ALONG A CHORD BEARING OF SOUTH 24°17'43" EAST, A CHORD DISTANCE OF 12.36 FEET; TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, 278.03 FEET, A CENTRAL ANGLE OF 289°38'07", ALONG A CHORD BEARING OF NORTH 83°48'48" WEST, A CHORD DISTANCE OF 63.38 FEET; TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 16.66 FEET, A CENTRAL ANGLE OF 63°38'23", ALONG A CHORD BEARING OF NORTH 29°11'04" EAST, A CHORD DISTANCE OF 15.82 FEET; TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 293.87 FEET, A CENTRAL ANGLE OF 84°11'11", ALONG A CHORD BEARING OF NORTH 44°43'43" WEST, A CHORD DISTANCE OF 268.14 FEET; THENCE NORTH 86°49'18" WEST, A DISTANCE OF 300.00 FEET TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 325.00 FEET, AN ARC DISTANCE OF 202.92 FEET, A CENTRAL ANGLE OF 35°46'27", ALONG A CHORD BEARING OF SOUTH 75°17'28" WEST, A CHORD DISTANCE OF 199.64 FEET; THENCE SOUTH 57°24'15" WEST, A DISTANCE OF 60.00 FEET TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET, A CENTRAL ANGLE OF 90°00'00", ALONG A CHORD BEARING OF SOUTH 12°24'15" WEST, A CHORD DISTANCE OF 21.21 FEET; THENCE SOUTH 32°35'45" EAST, A DISTANCE OF 57.51 FEET TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 335.00 FEET, AN ARC DISTANCE OF 154.35 FEET, A CENTRAL ANGLE OF 26°23'55", ALONG A CHORD BEARING OF SOUTH 45°47'43" EAST, A CHORD DISTANCE OF 152.99 FEET; TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 625.00 FEET, AN ARC DISTANCE OF 122.53 FEET, A CENTRAL ANGLE OF 11°13'57", ALONG A CHORD BEARING OF SOUTH 53°22'42" EAST, A CHORD DISTANCE OF 122.33 FEET; TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 194.29 FEET, A CENTRAL ANGLE OF 55°39'34", ALONG A CHORD BEARING OF SOUTH 19°55'56" EAST, A CHORD DISTANCE OF 186.74 FEET; TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 65.99 FEET, A CENTRAL ANGLE OF 25°12'18", ALONG A CHORD BEARING OF SOUTH 4°42'18" EAST, A CHORD DISTANCE OF 65.46 FEET; THENCE SOUTH 17°18'27" EAST, A DISTANCE OF 206.11 FEET TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 60.59 FEET, A CENTRAL ANGLE OF 19°50'11", ALONG A CHORD BEARING OF SOUTH 7°23'22" EAST, A CHORD DISTANCE OF 60.28 FEET; TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 125.00 FEET, AN ARC DISTANCE OF 54.89 FEET, A CENTRAL ANGLE OF 25°09'31", ALONG A CHORD BEARING OF SOUTH 10°03'03" EAST, A CHORD DISTANCE OF 54.45 FEET; THENCE SOUTH 22°37'48" EAST, A DISTANCE OF 25.00 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 39.27 FEET, A CENTRAL ANGLE OF 90°00'00", ALONG A CHORD BEARING OF SOUTH 67°37'48" EAST, A CHORD DISTANCE OF 35.36 FEET TO AN INTERSECTION WITH AFORESAID APPARENT NORTH RIGHT-OF-WAY LINE OF RIVERDALE ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH 67°22'12" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, SUBJECT TO RIGHT-OF-WAYS, EASEMENTS AND RESTRICTIONS OF RECORD.