

2020R-010620
FILED AND RECORDED
IN OFFICIAL RECORD
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DEBBIE DUNNEGAN, RECORDER
JEFFERSON COUNTY, MO
PAGES 3
REC FEE: \$30.00
NS FEE:

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EASEMENT, NOTICE AND COVENANT RUNNING WITH LAND

This Easement made this 11th 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.

11th IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day of February, 2020.

GRANTOR:

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

STATE OF MISSOURI)
) SS.
COUNTY OF JEFFERSON)

On this 11th 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.

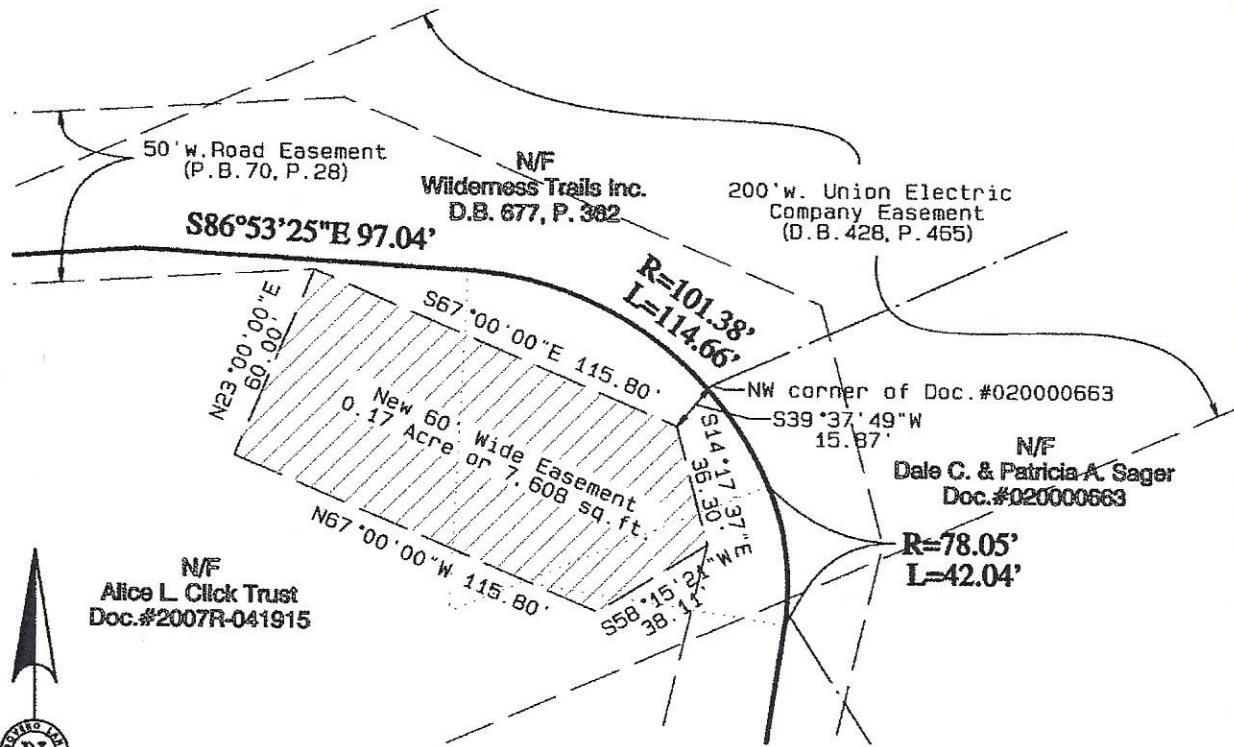
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, on the day and year first above written.

Karen Allison
Notary Public

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.**



N/F
Alice L. Click Trust
Doc.#2007R-041915

North from Boundary Survey by
Govero Land Services for James
Click, dated June 19, 2019.

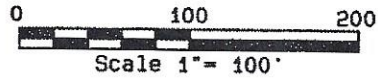


EXHIBIT "A"

INITIAL:

EASEMENT PLAT

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

GOVERO
LAND SERVICES, INC.
SURVEYING * ENGINEERING
(CERTIFICATE OF AUTHORITY NO. L.S.242-D)

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

SITE ADDRESS:	N/A
CITY/CO./STATE:	Jefferson Co., MO
DATE PREPARED:	02/04/2020
DRAWN BY:	K. A. D.
CHECKED BY:	D. L. G.
JOB NO.:	19022