

CCO FORM: RW01  
Approved: 6/93 (TLP)  
Revised: 02/10 (AR)  
Modified:

COUNTY: Stone  
ROUTE: 13-248  
PROJECT: J8P0452B  
FED. PROJECT: n/a  
PARCEL: E80420/11829

### QUITCLAIM DEED

THIS INDENTURE, made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, between the **State of Missouri, acting by and through the MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION**, M.P.O. Box 868, Springfield, Missouri 65801, party of the first part (grantor) and \_\_\_\_\_  
(Mailing address of first-named grantee)

\_\_\_\_\_ of the County of \_\_\_\_\_, State \_\_\_\_\_, *party/parties* of the second part (grantee),

WITNESSETH: In consideration of the payment of the sum of Twenty Two Thousand Six Hundred and no/100 DOLLARS, (\$ 22,600.00 ) the receipt of which is hereby acknowledged, the said party of the first part does hereby REMISE, RELEASE, AND FOREVER QUITCLAIM to the *party/parties* of the second part, a tract of land, lying situated and being in the County of STONE, State of MISSOURI, to wit:

All that part of the following-described parcels which lie westerly of the westerly right of way line of Relocated Route 13/248, containing 1.596 hectares (3.94 acres), more or less.

A part of the SE¼ of the SW¼ of Section 25, Township 24, Range 23, described as follows: Beginning at the Southeast corner of said SE¼ of the SW¼; thence North 420 feet; thence West to the East R/W of the County Road, as now located; thence Southeasterly along R/W to the South line of said SE¼ of the SW¼; thence East to the point of beginning, as recorded in Book 152 at Page 631 in the office of the Recorder of Deeds for Stone County.

A part of the SE¼ of the SW¼ of Section 25, Township 24, Range 23, described to-wit: Beginning at a point on the Northeasterly R/W of a public road, said point being North 139.81 feet and East 801.75 feet from the Southwest corner of said SE¼ of the SW¼; thence North 45° 53' West along R/W 99.00 feet; thence North 40° 51' West along R/W 298.56 feet; thence North 50° 36' East 243.09 feet; thence North 28° 07' West 32.00 feet; thence North 66° 49' East 157.74 feet; thence North 84° 27' East 173.77 feet; thence South 65° 23' East 161.06 feet; thence South 84° 11' East 88.10 feet; thence South 3° 03' East 190.41 feet; thence South 58° 19' West 552.25 feet to the point of beginning. (EXCEPT any of the above-described land contained in Warranty Deed recorded in Book 139, Page 994-995, described as: A part of the SE¼ of the SW¼ of Section 25, Township 24, Range 23, described as follows: Beginning at the Southeast corner of said SE¼ of the SW¼; thence North 420 feet; thence West to the East R/W of the County Road, as now located; thence Southeasterly along R/W to the South line of said SE¼ of the SW¼; thence East to the point of beginning.) as recorded in Book 152 at Page 672 in the office of the Recorder of Deeds for Stone County.

This conveyance is made upon the express condition that Grantee \_\_, \_\_ successors and assigns, shall have no right of direct access from the land herein conveyed to the adjacent highway now known as Relocated Route 13-248 including its right of way, all such rights of direct access being reserved by Grantor.

Grantee, by acceptance of this conveyance, covenants and agrees for \_\_\_\_, \_\_ successors and assigns, to allow known or unknown utility facilities currently located on the property, whether of record or not, to remain on the property, and to grant the current and subsequent owners of those facilities the right to maintain, construct and reconstruct the facilities and their appurtenances over, under and across the land herein conveyed, along with the right of ingress and egress across the land herein conveyed to and from those utilities.

TO HAVE AND TO HOLD THE SAME, with all and singular rights, immunities, privileges, and appurtenances thereunto belonging, unto the said *party/parties* of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal the day and year first written above.

MISSOURI HIGHWAYS AND  
TRANSPORTATION COMMISSION

By \_\_\_\_\_

ATTEST:

By \_\_\_\_\_  
Secretary to the Commission

