

Boone County, Missouri

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838
C. M. In Boone Co. Mo.
Document No. 277 recorded in Book 396, Page 838, Lucy Saunders, Recorder of Deeds.

WATER LINE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That WILLIAM C. WATSON & Clara May Watson of the County of Boone, and State of Missouri, hereinafter designated as Grantor (herein so styled, whether one or more) for and in consideration of the sum of \$1.00 and other valuable considerations, paid and delivered by Public Water Supply District No. 8 of Boone County, Missouri (hereinafter referred to as the Grantee) organized under the laws of the State of Missouri; the receipt of which is hereby acknowledged, hereby Grants; Bargains; Sells and Conveys to said Grantee the perpetual easement and right to enter upon the lands of Grantor; situated in the County of Boone, in the State of Missouri, described as follows:

A tract of land

LOCATED IN SECTION 29 TOWNSHIP 49 RANGE 13
IN BOONE COUNTY OF ROUTE E COLUMBIA, MO,

EASEMENT TO BE ON SOUTHWEST SIDE OF ROUTE E

and to erect, construct, install, lay, operate, survey, inspect, maintain, repair, rebuild, replace, remove and patrol on or over or under said lands, and in and upon all streets, roads, or highways abutting said lands, pipes or tiles for the transmission of water, and all appliances necessary in connection therewith, together with the perpetual right to go in and upon said land for said purposes. The water line easement hereby granted shall be 20 feet in width, the center line thereof to be located across said land as installed.

To have and to hold said easement and rights unto said Grantee forever.

It is understood and agreed that the consideration herein stated shall be the full consideration due to Grantor from said Grantee for going upon said lands and laying of said water pipe line, and that said Grantee shall be liable for such damages to crops as may incur in the original construction of said water line, or that may accrue in the future by virtue of the same being located upon said above described lands.

Title to said water pipe line shall be and remain in said Grantee.

Grantor covenants to and with said Grantee that subject to existing easements, if any, for public highways or roads, railroads, laterals, ditches, pipe lines and electrical transmission or distribution lines and telephone and telegraph lines covering the land herein described, Grantor is lawfully seized and possessed of said lands, has a good and lawful right and power to sell and convey them and that they are free and clear of all liens and encumbrances, except as herein stated and that Grantor will forever warrant and defend the title to said easement and the quiet possession thereof against the lawful claims and demands of all persons whomsoever.

And in the event of a prior lien upon said lands, the Grantor agrees to secure a subordination or release from the holder of such lien, so that this easement shall be first or prior to such lien. That the lien recorded in Book , at Page of the Records of the Recorder of Deeds for Boone County, Missouri, is the only lien thereon.

Nora Dietzel, Recorder of Deeds

Boone County, Missouri

Unofficial Document

Grantor further agrees that all checks or payments that may be paid under the provisions of this easement, may be made payable to the Grantor and the holder of such lien. That the lien holder shall execute waiver on the ___ sheet hereof, which is made a part hereof.

IN WITNESS WHEREOF, We have set our hands this 4 day of

June, A.D., 1970.

William Overton Watson
Olyvia May Watson

STATE OF MISSOURI) ss
COUNTY OF BOONE

On this 4 day of June, 1970, before me, a Notary Public in and for the County of Boone in the State of Missouri, personally appeared William Overton Watson & Olyvia May Watson to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

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



Commission expires Sept 3, 1970.

Marie D. Obermiller
Notary Public - Boone County, Mo.
Marie D. Obermiller

~~KNOW ALL BY THESE PRESENTS, that whereas the undersigned, _____ is the owner and holder of a~~

~~certain deed of trust from _____ (hereinafter called Grantor) dated the _____ day of _____, 19____ and recorded in Book _____ at page _____ of the records of the Recorder of Deeds for the County of Boone and the State of Missouri, securing an indebtedness originally in the amount of \$ _____, and~~

~~Whereas, said Grantor has entered into a waterline easement dated _____, 19____, appearing on the first sheet of this instrument, giving the Public Water Supply District No. _____ of Boone County, Missouri (hereinafter referred to as the Grantee) a perpetual easement for a water line upon and across the lands described in said water line easement.~~

~~Now therefore, in consideration of the premises and the sum of One Dollar and other valuable considerations paid by the said Grantor and Grantee, to the undersigned, the undersigned does hereby waive the priority of the above mentioned deed of trust over the above mentioned easement, intending thereby that the rights of the undersigned and its successors and assigns under the aforesaid deed of trust shall be as though the aforesaid easement were executed and recorded prior to the execution and recording of said deed of trust without otherwise affecting the lien of said deed of trust.~~

~~IN WITNESS WHEREOF, The undersigned has caused these presents to be signed and sealed, this _____ day of _____, 19____.~~

~~by _____
Title _____~~

~~Attest: _____ (Secretary)~~

State of Missouri } Sec'y
County of Boone

I, the undersigned Recorder of Deeds for said County and State do hereby certify that the foregoing instrument of writing is filed for record in my office on the 11 day of November A.D. 1970 at 2 o'clock and 41 minutes _____ p.M. and is truly recorded in Book 396 page 550.
Witness my hand and official seal on the day and year aforesaid



Nora Dietzel Recorder
By _____ Deputy

Nora Dietzel, Recorder of Deeds