

## **Attachment A – Legal Descriptions**

### **10356 Venice Lane, Stark City, Missouri, is legally described as follows:**

A tract of land described as beginning at a point 2648.39 feet North of the South Quarter corner of Section 5, Township 25, Range 29, thence North 455.0 feet, thence West 1800.0 feet more or less to the center line of Shoal Creek, thence Southwesterly along the center line of said creek on a chord South 41 deg. 02' West 603.20 feet, thence East 2196.0 feet more or less to the point of beginning, subject to a 50 feet roadway easement squarely off the East side of said tract, containing 20 acres, more or less, Newton County, Missouri.

Together with a non-exclusive easement for ingress and egress beginning at a point 2648.39 feet North of the Southeast corner of the Southwest Quarter of Section 5, Township 25, Range 29, thence North 1777.60 feet, thence North 24 deg. 41' East 301.20 feet to the South right of way of Highway 60, thence South 85 deg. 32' West 57.26 feet, thence South 24 deg. 41' West 273.25 feet, thence South 1800.60 feet, thence East 50.0 feet to the point of beginning, Newton County, Missouri.

### **569 West Valley, Granby, Missouri, is legally described as follows:**

A tract of land being a part of the Northeast Quarter of the Northeast Quarter of Section 1, Township 25, Range 31 and part of the West Half of the Northwest Quarter of Section 6, Township 25, Range 30, Newton County, Missouri, described as beginning at a limestone corner marker on the Range line between Section 6, Township 25, Range 30 and Section 1, Township 25, Range 31, said limestone being the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 1; thence North 89 deg. 56' West along the Quarter Section line 370.95 feet; thence North 01 deg. 53' West 259.65 feet; thence North 03 deg. 49' West 135.35 feet; thence North 01 deg. 11' East 66.90 feet; thence North 81 deg. 48' East 391.02 feet; thence South 250.72 feet; thence North 86 deg. 02' East 345.54 feet to a point in the Northwest Quarter of the Northwest Quarter of Section 6, Township 25 Range 30; thence South 8 degrees 08' East 718.35 feet to a point on the North line of U.S. Highway 60; thence Southwest along the North line of said Highway an approximate distance of 470.60 feet to a point on the range and Section line; thence North on said line North 02' West 571.0 feet to the point of beginning. EXCEPT a tract described as: Commencing at a limestone monument situated on Range Line between Section 6, Township 25, Range 30 and Section 1, Township 25, Range 31; said monument being the Southeast corner of the Northeast Quarter of the Northeast Quarter of said Section 1; thence South 0 deg. 02' West a distance of 571 feet to a drill steel monument No. 212 in North line of U.S. Highway Route 60; thence North 71 deg. 19'39" East 470.72 feet to an iron pin in the southeast corner of the Everett Cooper tract as described and staked by the American Smelting and Refining

Company, said pin being situated in the North right of way of U.S. Highway 60 as now located and being the point of beginning of the tract herein excepted; thence North 8 deg. 07' West a distance of 150 feet to an iron pin; thence South 67 deg. 25' West a distance of 279.65 feet to an iron pin; thence South 150 feet to an iron pin in the North right of way line of U.S. Highway 60 as now located; thence in a Northeasterly direction along the North right of way line of said Highway a distance of 300 feet to the point of beginning.

**601 West Valley, Granby, Missouri, is legally described as follows:**

Part of the Southeast Quarter of the Northeast Quarter of Section 1, Township 25, Range 31, Newton County, Missouri, described as beginning at the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 1, thence North 89 deg. 56 minutes West along Quarter Section line a distance of 370.95 feet, thence South 1 degree 53 minutes East a distance of 258.35 feet, thence North 78 degrees 33 minutes East a distance of 112.35 feet, thence South 39 degrees 39 minutes East a distance of 134.40 feet, thence South 5 degrees 55 minutes East an approximate distance of 255.75 feet to a point on the North right-of-way line of U.S. Highway 60, thence in an Easterly direction along the North side of Highway Right-of-Way line an approximate distance of 143 feet to a point where the Highway Right-of way line and Section line (which is also the Range line) intersect, thence North 2 minutes West an approximate distance of 571 feet along the Section and Range line to the place of beginning. Subject to an easement for ingress and egress across the East 20 feet of the South 92 feet of the foregoing tract.

**Note: 569 West Valley and 601 West Valley, Granby, Missouri will be sold together as one property.**

**144 West Valley, Granby, Missouri, is legally described as follows:**

That part of Block 20 in Railroad Addition to the City of Granby, Newton County, Missouri, described as commencing at the Southwest corner of Lot 13 in said Block 20; thence North 175.0 feet to the point of beginning; thence North 89 degrees 03 minutes East 58.17 feet; thence North 10 degrees 02 minutes 40 seconds West 111.62 feet to the right of way of Route 60; thence along said right of way line South 79 degrees 39 minutes 31 seconds West 39.33 feet; thence South 103.81 feet to the point of beginning; EXCEPT any part lying within the right of way of U.S. Highway 60.