



Recorded in Boone County, Missouri

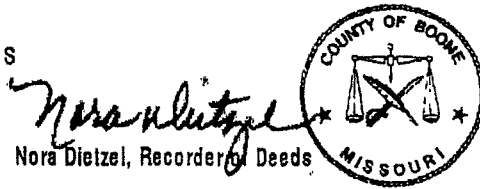
Date and Time: 03/30/2016 at 10:10:59 AM

Instrument #: 2016005707 Book: 4568 Page: 55

Instrument Type: TRST

Recording Fee: \$33.00 S

No. of Pages: 4



TRUSTEE'S DEED

THIS DEED, Made and entered this 18 day of March, 2016, by and between PAMELA HAVERLAND, Grantor and Successor Trustee of The Joanna Whitley Revocable Family Trust Agreement u/t/a/ dated May 5, 2010, Grantor, and TRENTON JUNIOR COLLEGE ASSOCIATION, a benevolent corporation, Grantee.

Grantee's mailing address: 1301 Main Street, Trenton, MO 64683.

WITNESSETH, that Grantor, in consideration of the sum of One Dollar (\$1.00) and other valuable considerations paid by Grantee, the receipt of which is hereby acknowledged, does by these presents, Bargain and Sell, Convey and Confirm unto the Grantee, the following described Lot being situated in the County of Boone, State of Missouri, to-wit:

The East Half (E ½) of the Southwest Quarter (SW ¼) of Section Six (6), Township (50) North, Range 12 (12) West, of the Fifth (5th) Principal Meridian in Boone County, Missouri, containing one hundred two (102) acres, more or less.

This conveyance and the real estate described above are subject to the following restrictions, all of which are binding upon the parties hereto, their successors and assigns, and shall run with the land.

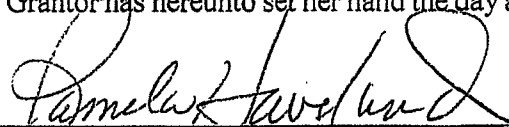
1. The real estate may not be used for residential or commercial or industrial purposes.
2. The real estate may only be used for educational or research or recreational purposes, except that any such use is prohibited if it damages the existing habitat.
3. Construction of any permanent structure is prohibited except for one (1) building used exclusively for educational purposes, or used to store machinery and tools necessary to maintain the real estate. Such building shall not be larger than 2,500 square feet and may only have one floor and may be accessed by a driveway. The legal description for the location of the building and driveway ("the Building Envelope") is described in Attachment 1, which is expressly incorporated herein.
4. One sanitary sewer system is allowed if fully compliant with all applicable health codes.
5. Habitat destruction is prohibited except to the extent that invasive or aggressive trees (such as red cedars) or plants (such as multiflora rose) are removed, or to the extent that a building is constructed (with driveway) as contemplated by paragraph 3 above.
6. These restrictions are intended to preserve the natural beauty of the real estate in perpetuity.

7. These restrictions are for the benefit of the Trustee of the Joanna Whitley Revocable Family Trust Agreement u/t/a/ dated May 5, 2010, and her successors and assigns.
8. These restrictions are permanent and run with the land and bind the Grantee and its successors and assigns, forever.
9. Any action seeking to enforce these restrictions shall be brought exclusively in the Circuit Court of Boone County, Missouri. Any such action may seek injunctive relief, restoration of any damages to the real estate, and other appropriate relief.

Grantor represents and warrants that she is the successor Trustee of said trust, that the time for the termination of said Trust has not occurred, that the Trust Indenture has not been amended or revoked, that said Trust is still in full force and effect, and that this Deed is executed pursuant to the powers and authority conferred upon the Trustee in the aforesaid Trust Indenture.

To have and to hold the same with all the rights, immunities, privileges and appurtenances thereunto belonging unto Grantee and its successors and assigns, forever; so that neither the Grantor, nor her successor and assigns, nor any other person or persons for her or in her name or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises, or any part thereof, but they and every one of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand the day and year first above written.

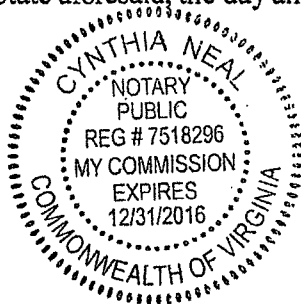


PAMELA HAVERLAND, Grantor and Successor Trustee of
The Joanna Whitley Revocable Family Trust Agreement u/t/a/
dated May 5, 2010

STATE OF Virginia)
COUNTY OF Fairfax) ss:

On this 18 day of March, 2016, before me personally appeared Pamela Haverland, Successor Trustee of The Joanna Whitley Revocable Trust Agreement u/t/a/ dated May 5, 2010, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed as said Trustee.

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




Notary Public