



## LEGAL DESCRIPTION ADDENDUM

**SELLER:** Larry G Estep and Shirley H Estep Trust, Joy Estep Trustee

**BUYER:** \_\_\_\_\_

**PROPERTY:** 5150 Estep Road, Turney MO 64493

**PROPERTY LEGAL DESCRIPTION:**

The South Half of the Southwest Quarter; the Southwest Quarter of the Southeast Quarter; all in Section Twenty-seven (27), Township Fifty-six (56), Range Thirty (30), Clinton County, Missouri, lying South of the Right-of-way of Highway H.

The Southeast Quarter of the Southeast Quarter of Section Twenty-Eight (28), Township Fifty-six (56), Range Thirty (30), Clinton County, Missouri.

The South Fifty (50) Acres of the East Half of the Northeast Quarter of Section Thirty-Three (33), Township Fifty-six (56), Range Thirty (30), Clinton County, Missouri.

The Northwest Quarter of the Northeast Quarter; and the West Five (5) Acres of the Northeast Quarter of the Northeast Quarter of Section Thirty-four (34) Township Fifty-six (56), Range Thirty (30), Clinton County, Missouri.

The Northwest Quarter of Section Thirty-four (34) Township Fifty-six (56), Range Thirty (30), Clinton County, Missouri.

EXCEPT THE FOLLOWING DESCRIBED TRACT: A tract of land situate in the Northwest Quarter of Section Thirty-four (34), Township Fifty-six (56) North, Range Thirty (30) West, Clinton County, Missouri, said tract being described as follows: Commencing at the Northwest Corner of said Section Thirty (30); thence along the West line of said Section South 00 degrees 04 minutes 42 seconds West, 427.93 feet to the Point of Beginning; thence North 87 degrees 25 minutes 17 seconds East, 1359.56 feet; thence South 15 degrees 04 minutes 11 seconds East, 218.05 feet; thence South 83 degrees 32 minutes 31 seconds East, 202.72 feet; thence South 14 degrees 16 minutes 23 seconds West, 121.93 feet; thence South 42 degrees 04 minutes 22 seconds West, 146.84 feet; thence South 04 degrees 51 minutes 53 seconds East, 561.97 feet; thence South 03 degrees 37 minutes 55 seconds East, 390.67 feet; thence South 00 degrees 39 minutes 05 seconds East, 453.09 feet; thence South 82 degrees 47 minutes 18 seconds West, 274.83 feet; thence South 03 degrees 33 minutes 06 seconds East, 425.80 feet to the South line of the Northwest Quarter of said Section Thirty-four (34); thence along said line North 89 degrees 11 minutes 31 seconds West, 771.21 feet; thence North 00 degrees 56 minutes 15 seconds West, 336.03 feet; thence North 01 degrees 19 minutes 42 seconds West, 221.91 feet; thence North 18 degrees 36 minutes 11 seconds West, 171.38 feet; thence North 24 degrees 31 minutes 50 seconds West, 179.14 feet; thence North 66 degrees 04 minutes 51 seconds West, 177.19 feet; thence North 38 degrees 16 seconds 24 minutes West, 73.32 feet; thence North 15 degrees 52 minutes 55 seconds West, 217.57 feet; thence North 18 degrees 20 minutes 52 seconds West, 149.61 feet; thence South 77 degrees 49 minutes 08 seconds West, 97.73 feet to the West line of the Northwest Quarter of said Section Thirty-four (34); thence along said line North 00 degrees 04 minutes 42 seconds East, 907.56 feet to the Point of Beginning.

(INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED)

**CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**

<i>Joy Estep, Trustee</i>	dotloop verified 03/18/21 4:31 PM EDT NE6N-WK9O-QIBF-MYXI	
<b>SELLER</b>	<b>DATE</b>	<b>BUYER</b> <b>DATE</b>

<b>SELLER</b>	<b>DATE</b>	<b>BUYER</b> <b>DATE</b>

Approved by Legal Counsel of the Kansas City Regional Association of REALTORS® for exclusive use by its REALTOR® members. No warranty is made or implied as to the legal validity or adequacy of this Contract, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practices, and differing circumstances in each transaction may dictate that amendments to this Contract be made. Last revised 07/15. All previous versions of this document may no longer be valid. Copyright January 2021.

# COVID-19 ADDENDUM

**SELLER:** Larry G Estep & Shirley H Estep Trust, Joy Estep Trustee

**BUYER:** \_\_\_\_\_

**PROPERTY:** 5150 Estep Road, Turney MO 64493

**The terms contained in this Addendum are an integral part of  
the above referenced Real Estate Sale Contract.**

1. BUYER and SELLER acknowledge that mandatory and voluntary closures, quarantines, isolations, and restrictions on business due to COVID-19 ("COVID-19 Issues") could cause delays or prevent either party's ability to perform their obligations to close by the Closing Date. Examples include delays and closures by lenders, land records offices, title companies, and other service providers involved in the sale and purchase of residential property.
2. BUYER and SELLER agree that should either need an extension of the Closing Date due to COVID-19 Issues, the requesting party will notify the other promptly via email AND phone call or voicemail stating the specific COVID-19 Issue, and provide written documentation of such delay. The Closing Date will then be automatically extended by 10 days (or the next business day following such extension if day 10 is not a business day).
3. BUYER and SELLER agree that if the delay in closing is solely due to one of the party's quarantines, isolations and/or hospitalization, (whether mandatory or voluntary) that party will take such measures to effect closing, (i.e., execute power of attorney to an attorney in fact to complete closing, arrange a non-physical closing, or other such action acceptable to lenders and title companies).
4. BUYER and SELLER also agree that should the delay be the result of a lender or title company, the parties shall seek to procure such provider that can effect closing in a timely manner, and agree to an extension not to exceed 30 days from the date of notice of service providers inability to effect closing.
5. BUYER and SELLER agree that if either party is unable to close after all options for replacement service providers have been exhausted, either party may cancel this Contract upon written notice unless the parties agree otherwise.

**CAREFULLY READ THE TERMS BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES,  
THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.  
IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**

*Joy Estep, Trustee* dotloop verified  
03/18/21 5:21 PM CDT  
LKSS-W8VH-KPXQ-3GWK

**SELLER** **DATE**

**SELLER** **DATE**

\_\_\_\_\_

**BUYER** **DATE**

**BUYER** **DATE**