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Book: 834 Page: 380

Type: WD
Pages: 4
Fee: \$33.00 S



Donnie Snelling
Recorder of Deeds

Electronically Recorded
First Title Insurance Agency, Inc.

**GENERAL WARRANTY DEED
(LLC)**

THIS DEED, made and entered into on the 30th day of June, 2020, by and between.

LO-26761-20
ITS

Horseshoe Bend Plaza LLC, a Missouri Limited Liability Company
GRANTOR,

KW Four Seasons Corner Partners, LLC, a Missouri Limited Liability Company

Whose address is: 109 Horseshoe Bend Parkway, Lake Ozark, MO 65049, GRANTEE.

WITNESSETH, that Grantor, for and 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 GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the Grantee, the following described Real Estate, situated in County of the Camden, State of Missouri, to-wit:

Legal Description

A tract of land situated in and being a part of the Southeast Quarter of Section 25, Township 40 North, Range 16 West, Camden County, Missouri, being more particularly described as follows: Commencing at the East Quarter corner of Section 25, Township 40 North, Range 16 West; thence South 62 degrees 15 minutes 13 seconds West, 1316.04 feet to a point on the Right of Way Line of U.S. Highway No. 54, Business Route; thence continuing along said Right of Way Line, South 45 degrees 00 minutes 48 seconds West, 33.92 feet to the point of beginning; thence continuing along said Right of Way Line, South 45 degrees 00 minutes 48 seconds West, 47.72 feet; thence continuing along said Right of Way Line, South 15 degrees 09 minutes 19 seconds West 104.29 feet to a point 110.00 feet right of Station 65+45.0, U.S. Highway No. 54, Business Route; thence continuing along the Right of Way Line, South 58 degrees 09 minutes 08 seconds West, 52.46 feet to a point 75.00 feet left of Station 293+00.0, Missouri Route "HH"; thence North 81 degrees 59 minutes 03 seconds West, along the Right of Way Line of Missouri Route "HH", 501.54 feet; thence continuing along said Right of Way Line, North 75 degrees 54 minutes 16 seconds West, 58.60 feet; thence leaving said Right of Way Line, North 08 degrees 10 minutes 11 seconds East, 170.74 feet; thence South 81 degrees 49 minutes 49 seconds East, 641.30 feet to the point of beginning.

AND

A tract of land situated in and being a part of the Southeast Quarter and the Southwest Quarter of Section 25, Township 40 North, Range 16 West; also being a part of the tract of land described by deed recorded at Book 409, Page 640 of the Records of Camden County, Missouri; said tract of land being more particularly described as

follows: Commencing at the East Quarter Section Corner of Section 25, Township 40 North, Range 16 West; thence North 88 degrees 09 minutes 21 seconds West, along the Quarter Section Line, 1251.39 feet to the point of beginning; thence continuing along said Quarter Section Line, North 88 degrees 09 minutes 21 seconds West, 1412.37 feet to the center of said Section 25, Township 40 North, Range 16 West; thence continuing along said Quarter Section Line, North 88 degrees 09 minutes 21 seconds West, 9.47 feet to a Closure Line along the approximate 662 Contour Line of the Lake of the Ozarks; thence leaving said Quarter Section Line, along said Closure Line, along the following courses: thence South 17 degrees 26 minutes 43 seconds West, 72.29 feet; thence South 22 degrees 47 minutes 30 seconds West, 135.20 feet; thence South 08 degrees 45 minutes 56 seconds West, 76.35 feet; thence South 06 degrees 24 minutes 37 seconds West, 113.61 feet; thence South 08 degrees 49 minutes 04 seconds West, 66.94 feet; thence South 20 degrees 05 minutes 50 seconds East, 161.88 feet; thence South 15 degrees 47 minutes 18 seconds East, 43.25 feet; thence South 46 degrees 46 minutes 25 seconds East, 36.21 feet; thence North 51 degrees 31 minutes 32 seconds West, 55.61 feet; thence North 44 degrees 36 minutes 21 seconds West, 53.18 feet; thence North 81 degrees 36 minutes 43 seconds West, 49.31 feet; thence North 47 degrees 27 minutes 52 seconds West, 44.14 feet; thence leaving said Closure Line, South 05 degrees 08 minutes 10 seconds East, 185.02 feet to the Northerly Right of Way Line of Missouri Route HH; thence North 77 degrees 35 minutes 57 seconds East, along said Right of Way Line, 175.23 feet to a point 130.0 feet left, or Northerly, of Centerline Station 279+00.00 of said Missouri Route HH; thence continuing along said Right of Way Line, South 85 degrees 56 minutes 08 seconds East, 449.23 feet to a point 130.00 feet left, or Northerly, of Centerline Station 283+50.00 of said Missouri Route HH; thence continuing along said Right of Way Line, South 78 degrees 02 minutes 39 seconds East, 398.65 feet; thence leaving said Right of Way Line, North 08 degrees 22 minutes 43 seconds East, 171.50 feet; thence South 81 degrees 49 minutes 49 seconds East, 295.52 feet; thence North 21 degrees 29 minutes 42 seconds East, along the Westerly Line of a tract of land described by deeds recorded at Book 438, Page 41 and Book 431, Page 876 of said Records of Camden County, Missouri, 401.57 feet; thence leaving said Westerly Line, North 21 degrees 40 minutes 05 seconds East, along the Westerly Line of a tract of land described by deed recorded at Book 375, Page 029, said Records of Camden County, Missouri, and said Westerly Line extended 291.57 feet to the point of beginning.

Excepting therefrom: A tract of land in the East Half of Section 25, Township 40 North, Range 16 West, and being a part of Block 2, "HORSESHOE BEND ESTATES NO. 1" a subdivision of Camden County, Missouri, more particularly described as follows: Beginning at the Northeast corner of the Southeast Quarter of said Section 25; thence North 88 degrees 09 minutes 15 seconds West, along the Quarter Section Line 1251.39 feet; more or less, to an iron pin on the Westerly Line of a tract of land as described in Book 570, Page 893, Camden County Records, and the true point of beginning; thence continuing North 88 degrees 09 minutes 15 seconds West, along the Quarter Section Line 203.73 feet to an iron pin; thence leaving said Quarter Section Line South 73 degrees 17 minutes 08 seconds East, 192.42 feet, to an iron pin on the Westerly Line of said tract as described in Book 570, Page 893; thence North 21 degrees 37 minutes 04 seconds East, along said Westerly Line 52.47 feet, to the true point of beginning.

ALSO excepting therefrom: A tract of land situated in and being a part of the Southeast Quarter and the Southwest Quarter of Section 25, Township 40 North, Range 16 West, and a part of the tract of land described by deed recorded in Book 409, Page 640 in the Records of Camden County, Missouri and being more particularly described as follows: Commencing at the East Quarter corner of Section 25, Township 40 North, Range 16 West along the Quarter Section Line 2047.56 feet to the point of beginning; thence continuing North 88 degrees 09

minutes 21 seconds West along said Quarter Section Line and along the Southerly Line of tracts of land described by deeds recorded in Book 594, Page 737 and in Book 686, Page 11 in the Records of Camden County, Missouri 616.46 feet to the center of said Section 25; thence continuing North 88 degrees 09 minutes 21 seconds West along said Quarter Section Line and said Southerly Line of the tract of land described by deed recorded in said Book 686, Page 11; 11.27 feet; thence leaving said Quarter Section Line and said Southerly Line along a Closure Line along the approximate 662 Contour Line along the following courses; thence South 20 degrees 24 minutes 44 seconds West, 128.64 feet; thence South 15 degrees 52 minutes 03 seconds West, 94.59 feet; thence South 05 degrees 30 minutes 18 seconds West, 216.47 feet; thence South 08 degrees 23 minutes 53 seconds East, 43.24 feet; thence South 31 degrees 34 minutes 38 seconds East, 95.51 feet; thence South 10 degrees 10 minutes 40 seconds East, 84.63 feet; thence South 07 degrees 28 minutes 28 seconds West, 40.94 feet; thence North 33 degrees 34 minutes 51 seconds West, 72.29 feet; thence North 70 degrees 00 minutes 59 seconds West, 45.02 feet; thence North 67 degrees 03 minutes 57 seconds West, 72.30 feet; thence North 67 degrees 33 minutes 58 seconds West, 10.57 feet; thence North 67 degrees 53 minutes 56 seconds West, 63.75 feet; thence leaving said Closure Line South 23 degrees 00 minutes 27 seconds East along the Easterly Line of a tract of land described by deed recorded in Book 759, Page 425 in said records, 216.02 feet; thence leaving said Easterly Line North 77 degrees 33 minutes 59 seconds East along the Northerly Right of Way Line of Horseshoe Bend Parkway 175.23 feet to a point 130.00 feet Northerly of or left of Centerline Station 279+00.00 of said Horseshoe Bend Parkway; thence continuing along said Right of Way Line South 85 degrees 55 minutes 38 seconds East, 154.19 feet; thence leaving said Right of Way Line North 31 degrees 42 minutes 52 seconds West along the Easterly Line of an Easement described by deed recorded in Book 276, Page 543 in said Records 27.21 feet; thence continuing along said Easterly Line North 35 degrees 17 minutes 33 seconds East, 823.24 feet to the point of beginning.

Parcel: 01 7.0 25.0 000.0 005 021.000
Property Address: 109 Horseshoe Bend Parkway
Lake Ozark, MO 65049

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the Grantee, and to the heirs and assigns of grantee forever. Grantor hereby covenanting that it and its successors, shall and will **WARRANT AND DEFEND** the title to the premises unto the Grantee, and to their heirs and assigns of Grantee forever, against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 2020 and thereafter, and special taxes becoming a lien after the date of this deed.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed by its seal affixed.

GRANTOR:

Horseshoe Bend Plaza LLC, a Missouri limited liability company

BY: [Signature]

STATE OF MISSOURI

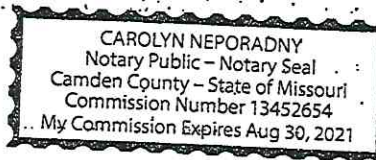
COUNTY OF Camden

On this 1st day of July, 2020, before me appeared Fred Ross, to me personally known, who being by me duly sworn did say that he/she/they is/are the manager of Horseshoe Bend Plaza LLC, a Missouri limited liability company and that the seal affixed to the foregoing instrument is the corporate seal of said limited liability company, and that the said instrument was signed and sealed on behalf of said limited liability company by authority of its Members and said, acknowledged said instrument to be the free act and deed of said limited liability company.

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

[Signature]

Notary Public
My term Expires:



Recorded in Camden County, Missouri



Recording Date/Time: 11/02/2017 at 10:29:44 AM

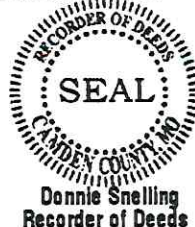
Book: 796 Page: 509

Type: WD

Pages: 5

Fee: \$36.00 S 20170010977

FIRST TITLE



First Title Ins.
#16510

**CORPORATION
MISSOURI WARRANTY DEED**

THIS INDENTURE, Made on the 31st day of October A.D., Two
Thousand Seventeen by and between

FOUR SEASONS LAND HOLDING COMPANY, a Missouri corporation, Grantor, and
ONE OF TWELVE, LLC, a limited liability company, Grantee, whose mailing
address is

P.O. Box 759, Lake Ozark, MO 65049

WITNESSETH: THAT the Grantor in consideration of the payment to it of
the sum of TEN DOLLARS and other valuable consideration by the Grantee (the
receipt of which by the Grantor is hereby acknowledged), does by these
presents, Grant, Bargain and Sell, Convey and Confirm unto the Grantee, and
its successors and assigns the following described lots, tracts, or parcels
of land lying, being, and situate in the County of Camden and State of
Missouri, to-wit:

See Exhibit A attached hereto and made a part hereof.

Also, see Exhibit B attached hereto and made a part hereof.

Subject to all restrictions, reservations, conditions, easements and
exceptions of record and to any roadways or power lines, whether of
record or not.

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the
rights, privileges, appurtenances and immunities thereto belonging or in any
wise appertaining unto the Grantee and unto its successors forever; the said
Grantor, hereby covenanting that it is lawfully seized of an indefeasible
estate in fee of the premises herein conveyed; that it has good right to
convey the same; that the said premises is free and clear from any
encumbrance done or suffered by it or those under whom it claims; and that
it will warrant and defend the title to the said premises unto the Grantee

and unto its successors forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, The Grantor has hereunto set its name and caused its seal to be affixed the day and year above written.

Four Seasons Land Holding Company

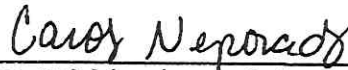
by:


Peter N. Brown, President

CORPORATE ACKNOWLEDGMENT

STATE OF MISSOURI)
) SS.
COUNTY OF CAMDEN)

On this 31st day of October, 2017, before me appeared Peter N. Brown, to me personally known, who, being by me duly sworn, did say that he is the president of Four Seasons Land Holding Company, a Missouri corporation, and that said instrument was signed in behalf of said corporation by authority of its board of directors, and said Peter N. Brown acknowledged said instrument to be the free act and deed of said corporation.



Notary Public in and for said
County and State



EXHIBIT A

A tract of land situated in and being a part of the SE 1/4 and the SW 1/4 of Section 25, T 40 N, R 16 W; also being a part of the tract of land described by deed recorded at Book 409, Page 640 of the Records of Camden County, Missouri; said tract of land being more particularly described as follows:

Commencing at the East 1/4 Section Corner of Section 25, T 40 N, R 16 W, thence N 88° 09' 21" W, along the 1/4 Section Line, 1251.39 feet to the point of beginning; thence continuing along said 1/4 Section Line, N 88° 09' 21" W, 1412.37 feet to the Center of said Section 25, T 40 N, R 16 W; thence continuing along said 1/4 Section Line, N 88° 09' 21" W, 9.47 feet to a Closure Line along the approximate 662 Contour Line of the Lake of the Ozarks; thence leaving said 1/4 Section Line, along said Closure Line, along the following courses: thence S 17° 26' 43" W, 72.29 feet; thence S 22° 47' 30" W, 135.20 feet; thence S 08° 45' 56" W, 76.35 feet; thence S 06° 24' 37" W, 113.61 feet; thence S 08° 49' 04" W, 66.94 feet; thence S 20° 05' 50" E, 161.88 feet; thence S 15° 47' 18" E, 43.25 feet; thence S 46° 46' 25" E, 36.21 feet; thence N 51° 31' 32" W, 55.61 feet; thence N 44° 36' 21" W, 53.18 feet; thence N 81° 36' 43" W, 49.31 feet; thence N 47° 27' 52" W, 44.14 feet; thence leaving said Closure Line, S 05° 08' 10" E, 185.02 feet to the Northerly Right Of Way Line of Missouri Route HH; thence N 77° 35' 57" E, along said Right Of Way Line, 175.23 feet to a point 130.00 feet left, or Northerly, of Centerline Station 279+00.00 of said Missouri Route HH; thence continuing along said Right Of Way Line, S 85° 56' 08" E, 449.23 feet to a point 130.00 feet left, or Northerly, of Centerline Station 283+50.00 of said Missouri Route HH; thence continuing along said Right Of Way Line, S 78° 02' 39" E, 398.65 feet; thence leaving said Right Of Way Line, N 08° 22' 43" E, 171.50 feet; thence S 81° 49' 49" E, 295.52 feet; thence N 21° 29' 42" E, along the Westerly Line of a tract of land described by deeds recorded at Book 438, Page 41 and Book 431, Page 876 of said Records of Camden County, Missouri, 401.57 feet; thence leaving said Westerly Line, N 21° 40' 05" E, along the Westerly Line of a tract of land described by deed recorded at Book 375, Page 029, said Records of Camden County, Missouri, and said Westerly Line Extended 291.57 feet to the point of beginning.

Excepting therefrom: A tract of land in the East Half of Section 25, Township 40 North, Range 16 West, and being a part of Block 2, "HORSESHOE BEND ESTATES NO. 1", a subdivision of Camden County, Missouri, more particularly described as follows:

Beginning at the northeast corner of the Southeast quarter of said Section 25, thence North 88 degrees 09 minutes 15 seconds West, along the quarter section line 1251.39 feet, more or less, to an iron pin on the westerly line of a tract of land as described in Book 570, page 893, Camden County Records, and the true point of beginning; thence continuing North 88 degrees 09 minutes 15 seconds West, along the quarter section line 203.73 feet to an iron pin; thence leaving said quarter section line South 73 degrees 17 minutes 08 seconds East,

192.42 feet, to an iron pin on the westerly line of said tract as described in Book 570, page 893; thence North 21 degrees 37 minutes 04 seconds East, along said westerly line 52.47 feet, to the true point of beginning.

ALSO excepting therefrom:

All of the following Land that lies above contour elevation 662 feet:

A tract of land situated in and being a part of the Southeast quarter and the Southwest quarter of Section 25, Township 40 North, Range 16 West and a part of the tract of land described by deed recorded in Book 409, Page 640 in the Records of Camden County, Missouri and being more particularly described as follows:

Commencing at the East Quarter Corner of Section 25, Township 40 North, Range 16 West along the Quarter Section Line 2047.56 feet to the point of beginning; thence continuing North 88°09'21" West along said Quarter Section Line and along the Southerly Line of tracts of land described by deeds recorded in Book 594, Page 737 and in Book 686, Page 11 in the Records of Camden County, Missouri 616.46 feet to the Center of said Section 25; thence continuing North 88°09'21" West along said Quarter Section Line and said Southerly Line of the tract of land described by deed recorded in said Book 686, Page 11, 11.27 feet; thence leaving said Quarter Section Line and said Southerly Line along a Closure Line along the approximate 662 Contour Line along the following courses; thence South 20°24'44" West, 128.64 feet; thence South 15°52'03" West, 94.59 feet; thence South 05°30'18" West, 216.47 feet; thence South 08°23'53" East, 43.24 feet; thence South 31°34'38" East, 95.51 feet; thence South 10°10'40" East, 84.63 feet; thence South 07°28'28" West, 40.94 feet; thence North 33°34'51" West, 72.29 feet; thence North 70°00'59" West 45.02 feet; thence North 67°03'57" West, 72.30 feet; thence North 67°33'58" West. 10.57 feet; thence North 67°53'56" West, 63.75 feet; thence leaving said Closure Line South 23°00'27" East along the Easterly Line of a tract of land described by deed recorded in Book 759, Page 425 in said records, 216.02 feet; thence leaving said Easterly Line North 77°33'59" East along the Northerly Right of Way Line of Horseshoe Bend Parkway 175.23 feet to a point 130.00 feet Northerly of or left of Centerline Station 279+00.00 of said Horseshoe Bend Parkway; thence continuing along said Right of Way Line South 85°55'38" East, 154.19 feet; thence leaving said Right of Way Line North 31°42'52" West along the Easterly Line of an Easement described by deed recorded in Book 276, Page 543 in said Records 27.21 feet; thence continuing along said Easterly Line North 35°17'33" East, 823.24 feet to the point of beginning.

EXHIBIT "B"
TO
GENERAL WARRANTY DEED

Permitted Restrictions

1. No signage, billboards, posters or other advertising (collectively "signage") containing information regarding overnight rental rates shall be erected, constructed or maintained on the Property.
2. No part of the Property or any improvements thereon may be occupied, used or rented as a hotel, motel or other accommodation on an overnight rental basis to the general public.

The above Permitted Restrictions shall run with the land for a period of the lesser of (i) 50 years from the date this document is recorded in the records of the Camden County Recorder or (ii) such time as the property located on part of Lot 2 and Lot 3 of Horseshoe Bend Palisades No. 1, a subdivision of record in Camden County, Missouri, is no longer being operated as a hotel, motel or other accommodation on an overnight basis to the general public and shall be binding on grantee and its successors and assigns for said 50-year period.