

DEED OF RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS THAT Gordon Baxter, Inc., the owner of 116.27 acres, more or less, located in Section 23, Township 50 North, Range 2 East of the 5th P.M., Lincoln County, Missouri does hereby declare and impose the following restrictions upon all tracts of land:

1. All house or dwelling plans shall be approved by the developer or by his heirs, assigns or successors to insure an attractive and desirable area.
2. Mobile homes older than seven years must be approved by the developer. Not more than one mobile home allowed per 2 1/2 acre tract. Minimum lot size allowed is 2 1/2 acres.
3. No tents, sheds, garages, barns or other outbuildings shall be erected without the approval of the developer.
4. No non-operating unlicensed automobiles, lawns or other vehicles shall be allowed on any tract or roadway at any time.
5. All obnoxious pursuits including junk yards, automobile or motorcycle racing, gun or shooting clubs, food processing slaughterhouses, etc. are prohibited.
6. An approved septic tank must be installed. Outdoor toilet facilities are prohibited.
7. No hogs allowed.
8. No tract shall be used as a dumping ground for rubbish, trash, garbage or other waste.
9. Road maintenance shall be at the expense of the buyers and shall be on a prorated basis among all property owners.
10. Said premises shall not be used for any unlawful purpose or for any purpose that will injure the reputation of the area or the peaceful enjoyment of others.

The restrictions imposed upon this tract of land may not be changed without the consent of all owners of any tract located within the 116.27 acres, more or less.

GORDON BAXTER, INC.

By C. Gordon Baxter III
C. Gordon Baxter III, President

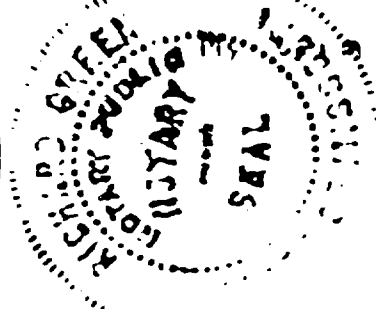
STATE OF MISSOURI)

SS

COUNTY OF LINCOLN)

On this 3rd day of December, 1985, before me appeared C. Gordon Baxter III to me personally known, who, being by me duly sworn, did say that he is the President of Gordon Baxter, Inc. a Missouri Corporation of the State of Missouri, and that the seal affixed to foregoing instrument is the corporate seal of said Corporation and that said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors and said C. Gordon Baxter III acknowledged said instrument to be the free act and deed of said Corporation. In Testimony Whereof, I have hereunto set my hand and affixed my official seal at my office in Elsberry, the day and year first above written.

My commission expires October 26, 1987



Richard Green
Richard Green, Notary Public



STATE OF MISSOURI
County of Lincoln
FILED FOR RECORD

DEC 31 1985

MELBA HOUSTON, Recorder
for

STATE OF MISSOURI
County of Lincoln

I hereby certify that this instrument was
FILED FOR RECORD on Dec 31 1985
at 10 o'clock 00 min A.M. and is
recorded in Book 112 Page 315

Melba Houston
MELBA HOUSTON