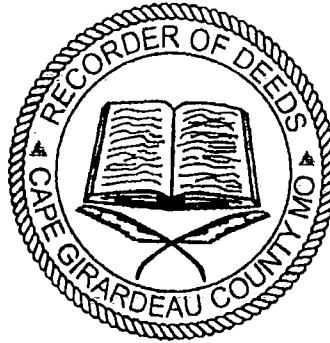




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DOCUMENT #
2021-12364

ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
RECORDED ON
09/13/2021 11:12:46 AM
REC FEE: 48.00
PAGES: 9

Title of Document: Appurtenant Access Easement Deed

Date of Document: September 8, 2021

Grantor(s): Mississippi Valley Therapeutic Horsemanship

Grantee(s): Elizabeth F. Rigdon (a/k/a Elizabeth A. Rigdon), Trustee of the
ELIZABETH A. RIGDON REVOCABLE TRUST U/A/D
December 15, 1994, as amended.

Mailing address of Grantee(s): 6144 Cardrona Drive, Cape Girardeau, MO 63703

Reference Book and Page(s):

Legal Description: See attached.

APPURTENANT ACCESS EASEMENT DEED

THIS DEED, made and entered this 8th day of September, 2021, by and between:

MISSISSIPPI VALLEY THERAPEUTIC HORSEMANSHIP, a
Missouri nonprofit corporation,

of the County of Cape Girardeau, State of Missouri, (hereafter "Grantor"), and

**Elizabeth F. Rigdon (a/k/a Elizabeth A. Rigdon), Trustee of the
ELIZABETH A. RIGDON REVOCABLE TRUST U/A/D December
15, 1994, as amended,**

of the County of Cape Girardeau, State of Missouri, (hereafter "Grantee") (mailing address of 6144
Cardrona Dr., Cape Girardeau, MO 63703).

WHEREAS, Grantor is seized of an estate in fee simple of a parcel of land located in Cape
Girardeau County, Missouri, and legally described as follows:

*See attached **Exhibit A**, being that property described in Document Number
04-01255, dated January 23, 2004, and recorded January 27, 2004.*

WHEREAS, Grantee is seized of an estate in fee simple of a parcel of land located in Cape
Girardeau County, Missouri, and legally described as follows:

*See attached **Exhibit B**, being that property described in Document Number
2006-04094, dated March 20, 2006, and recorded March 28, 2006.*

WHEREAS, Grantor wishes to grant to Grantee, and Grantee wishes to benefit from, a
road easement for ingress and egress situated on a portion of Grantor's property;

WHEREAS, Grantor by this instrument grants unto Grantee the easement hereinafter
described, said easement to run with the land, burdening Grantor's property and benefiting
Grantee's property, as depicted in survey attached as **Exhibit C**, and the zoomed survey image

attached as *Exhibit D*, and labeled "*EASEMENT I*" within both *Exhibit C and D*, said easement having the following legal description (hereinafter the "**TRACT**"):

THAT PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 33 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 8; THENCE SOUTH 89°34'27" WEST ALONG THE NORTH LINE OF SAID SECTION 8, 69.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF MISSOURI STATE ROUTE "D"; THENCE LEAVING SAID NORTH LINE, AND ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING COURSES, SOUTH 00°17'19" EAST 947.83 FEET; THENCE SOUTH 08°32'33" WEST 97.91 FEET; THENCE SOUTH 00°27'25" EAST 353.60 FEET; THENCE SOUTH 08°57'35" EAST 101.11 FEET; THENCE SOUTH 00°27'25" EAST 979.89 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2006-04094, IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, THENCE LEAVING SAID WEST RIGHT OF WAY LINE, SOUTH 89°34'05" WEST ALONG THE SOUTH LINE OF SAID TRACT, 483.28 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE, NORTH 20°11'41" WEST ALONG THE WEST LINE OF SAID TRACT, 31.88 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, AND LEAVING SAID WEST LINE, SOUTH 89°34'05" WEST 14.72 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, FOR AN ARC LENGTH OF 48.69 FEET, THE CHORD OF SAID ARC BEARS NORTH 43°56'04" WEST 43.52 FEET; THENCE NORTH 02°33'47" EAST 81.10 FEET TO A POINT ON SAID WEST LINE OF SAID TRACT; THENCE SOUTH 20°11'41" EAST ALONG SAID WEST LINE, 51.70 FEET; THENCE LEAVING SAID WEST LINE, SOUTH 02°33'47" WEST 33.42 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET, FOR AN ARC LENGTH OF 16.23 FEET, THE CHORD OF SAID ARC BEARS SOUTH 43°56'04" EAST 14.51 FEET; THENCE NORTH 89°34'05" EAST 7.53 FEET TO A POINT ON SAID WEST LINE OF SAID TRACT; THENCE SOUTH 20°11'41" EAST ALONG SAID WEST LINE, 21.25 FEET TO THE POINT OF BEGINNING.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto the Grantee, its successors and assigns, the full and free right and liberty for Grantee and its tenants, servants, visitors and licensees, at all times hereafter, a perpetual, nonexclusive right of way and easement in, upon,

Grantee and Grantor shall share equally in all costs associated with routine maintenance and repair of the above described **TRACT**. In the event Grantee's use of the aforesaid easement causes damage or injury to the above described **TRACT** or to Grantor's property, then Grantee shall bear the costs thereof. Likewise, in the event Grantor's use of the aforesaid easement causes damage or injury to the above described **TRACT** or to Grantee's property, then Grantor shall bear the costs thereof.

TO HAVE AND TO HOLD the said **EASEMENT**, together with all rights and appurtenances to the same belonging, unto the said Grantee, and to its successors and assigns, **FOREVER**, the Grantor hereby covenanting that it is the owner in fee simple of the above-described **TRACT** and have the legal right to convey same.

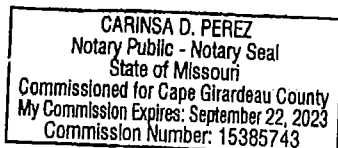
GRANTOR:
MISSISSIPPI VALLEY
THERAPEUTIC HORSEMANSHIP
a Missouri nonprofit corporation


Nancy Robertson – PRESIDENT

STATE OF MISSOURI)
) ss.
COUNTY OF CAPE GIRARDEAU)

On this 8th day of September, 2021, before me personally appeared Nancy Robertson, who being duly sworn did say that she is the President of Mississippi Valley Therapeutic Horsemanship, and the foregoing instrument was signed on behalf of said corporation by authority of its Board of Directors and that the said President acknowledges that this instrument is the free act and deed of the corporation.

Carissa D. Perez
Notary Public



ELIZABETH A. RIGDON
REVOCABLE TRUST U/A/D
December 15, 1994, as amended

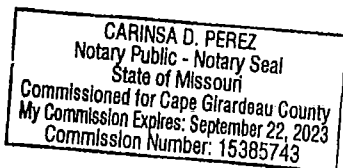
Elizabeth J. Rigdon

Elizabeth F. Rigdon - TRUSTEE
(a/k/a Elizabeth A. Rigdon)

STATE OF MISSOURI)
) ss.
COUNTY OF CAPE GIRARDEAU)

On this 8th day of September, 2021, before me personally appeared Elizabeth F. Rigdon (a/k/a Elizabeth A. Rigdon), Trustee and Grantor of the Elizabeth A. Rigdon Revocable Trust U/A/D December 15, 1994, as amended, known to me to be the person who executed the foregoing instrument and acknowledged to me that she executed the same as her free act and deed.

Witness my hand and official seal.



Carina D. Perez

Notary Public

That part of the Northeast Quarter of Section 8, Township 33 North, Range 12 East of the Fifth Principal Meridian, described as follows:

Commence at the Northeast corner of said Section 8; thence North 89 degrees 21' 00" West along the Section line, 69.00 feet to the West right-of-way line of State Route "D"; thence Southerly along said right-of-way with the following: South 0 degrees 47' 14" West, 947.83 feet; South 9 degrees 37' 06" West, 97.91 feet; South 0 degrees 37' 08" West, 353.60 feet; South 7 degrees 53' 02" East, 101.11 feet; and South 0 degrees 37' 08" West, 979.48 feet; thence departing from said right-of-way and along the existing fence North 89 degrees 21' 22" West, 483.28 feet to an iron pin for a Place of Beginning; thence continue along said fence with the following: North 88 degrees 47' 14" West, 482.98 feet; North 89 degrees 59' 18" West, 232.68 feet; South 89 degrees 16' 48" West, 516.34 feet; South 88 degrees 38' 30" West, 391.59 feet; and South 89 degrees 37' 51" West, 214.88 feet to the center thread of Poor Creek; thence Northerly and Easterly along said creek with the following meanders: North 33 degrees 59' 14" East, 291.51 feet; North 47 degrees 46' 18" East, 200.02 feet; North 77 degrees 06' 33" East, 263.92 feet; North 75 degrees 01' 38" East, 431.14 feet; South 72 degrees 59' 17" East, 213.22 feet; North 89 degrees 03' 56" East, 326.08 feet; and North 60 degrees 31' 35" East, 149.21 feet; thence departing from said creek South 19 degrees 44' 04" East, 73.44 feet to an iron pin; thence South 19 degrees 07' 08" East, 515.17 feet to the Place of Beginning, in Cape Girardeau County, Missouri.

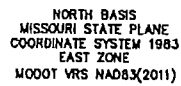
Together with an easement for ingress and egress over the following described tract: That part of the Northeast Quarter of Section 8, Township 33 North, Range 12 East of the Fifth Principal Meridian, described as follows: Commence at the Northeast corner of said Section 8; thence North 89 degrees 21' 00" West along the Section line, 69.00 feet to the West right-of-way line of State Route "D"; thence Southerly along said right-of-way with the following: South 0 degrees 47' 14" West, 947.83 feet; South 9 degrees 37' 06" West, 97.91 feet; South 0 degrees 37' 08" West, 353.60 feet; South 7 degrees 53' 02" West, 101.11 feet; and South 0 degrees 37' 08" West, 979.48 feet for a Place of Beginning; thence around said tract with the following: North 0 degrees 37' 08" East, 30.00 feet; North 89 degrees 21' 22" West, 70.01 feet; North 0 degrees 38' 38" East, 15.00 feet; North 89 degrees 21' 22" West, 226.00 feet; South 0 degrees 38' 38" West, 15.00 feet; and North 89 degrees 21' 22" West, 198.03 feet to the East line of the above described tract; thence South 19 degrees 07' 08" East, 31.88 feet to the Southeast corner thereof; thence South 89 degrees 21' 22" East, 483.28 feet to the Place of Beginning, in Cape Girardeau County, Missouri.

Subject to terms, conditions, restrictions, reservations and easements of record, if any.

EXHIBIT**B**

That part of the Northeast quarter of Section 8, Township 33 North, Range 12, East of the Fifth Principal Meridian, described as follows. Commence at the Northeast corner of said Section 8, thence North 89 degrees 21 minutes 00 seconds West along the Section line, 69.00 feet to the West right-of-way line of State Route 'D'; thence Southerly along said right-of-way with the following. South 0 degrees 47 minutes 14 seconds West, 947.83 feet, South 9 degrees 37 minutes 06 seconds West, 97.91 feet; and South 0 degrees 37 minutes 08 seconds West, 187.92 feet for a place of beginning; thence continue along said right-of-way with the following: South 0 degrees 37 minutes 08 seconds West, 165.68 feet, South 7 degrees 53 minutes 02 seconds East, 101.11 feet, and South 0 degrees 37 minutes 08 seconds West, 979.89 feet; thence departing from said right-of-way and along the existing fence North 89 degrees 21 minutes 22 seconds West, 483.28 feet to an iron pin; thence North 19 degrees 07 minutes 08 seconds West along the East line of 17.036 acres now owned by Mississippi Valley Therapeutic Horsemanship, a distance of 515.23 feet to an iron pin, thence North 19 degrees 44 minutes 04 seconds West, 39.36 feet to an iron pin; thence North 70 degrees 52 minutes 52 seconds East, 35.00 feet to an iron pin, thence North 16 degrees 21 minutes 10 seconds West, 59.78 feet to a cross chiseled in stone in Poor Creek, thence Easterly along said creek with the following: North 47 degrees 56 minutes 45 seconds East, 274.58 feet to a cross chiseled in stone, North 31 degrees 20 minutes 12 seconds East, 293.40 feet; North 50 degrees 10 minutes 44 seconds East, 168.08 feet, and North 56 degrees 37 minutes 32 seconds East, 191.58 feet to the place of beginning, in Cape Girardeau County, Missouri, containing 13.230 acres, being subject to the following described access easement: Beginning at the Southeast corner of the above described 13.230 acres, thence around the perimeter with the following: North 0 degrees 37 minutes 08 seconds East, 30.00 feet, North 89 degrees 21 minutes 22 seconds West, 70.01 feet, North 0 degrees 38 minutes 38 seconds East, 15.00 feet, North 89 degrees 21 minutes 22 seconds West, 226.00 feet; South 0 degrees 38 minutes 38 seconds West, 15.00 feet, and North 89 degrees 21 minutes 22 seconds West, 198.03 feet to the East line of Mississippi Valley Therapeutic Horsemanship property, thence South 19 degrees 07 minutes and 08 seconds East, 31.88 feet to the Southeast corner thereof; thence South 89 degrees 21 minutes 22 seconds East, 483.28 feet to the place of beginning, as shown on Plat of Survey by Richard T. Kogge, dated February 5, 2006.

C



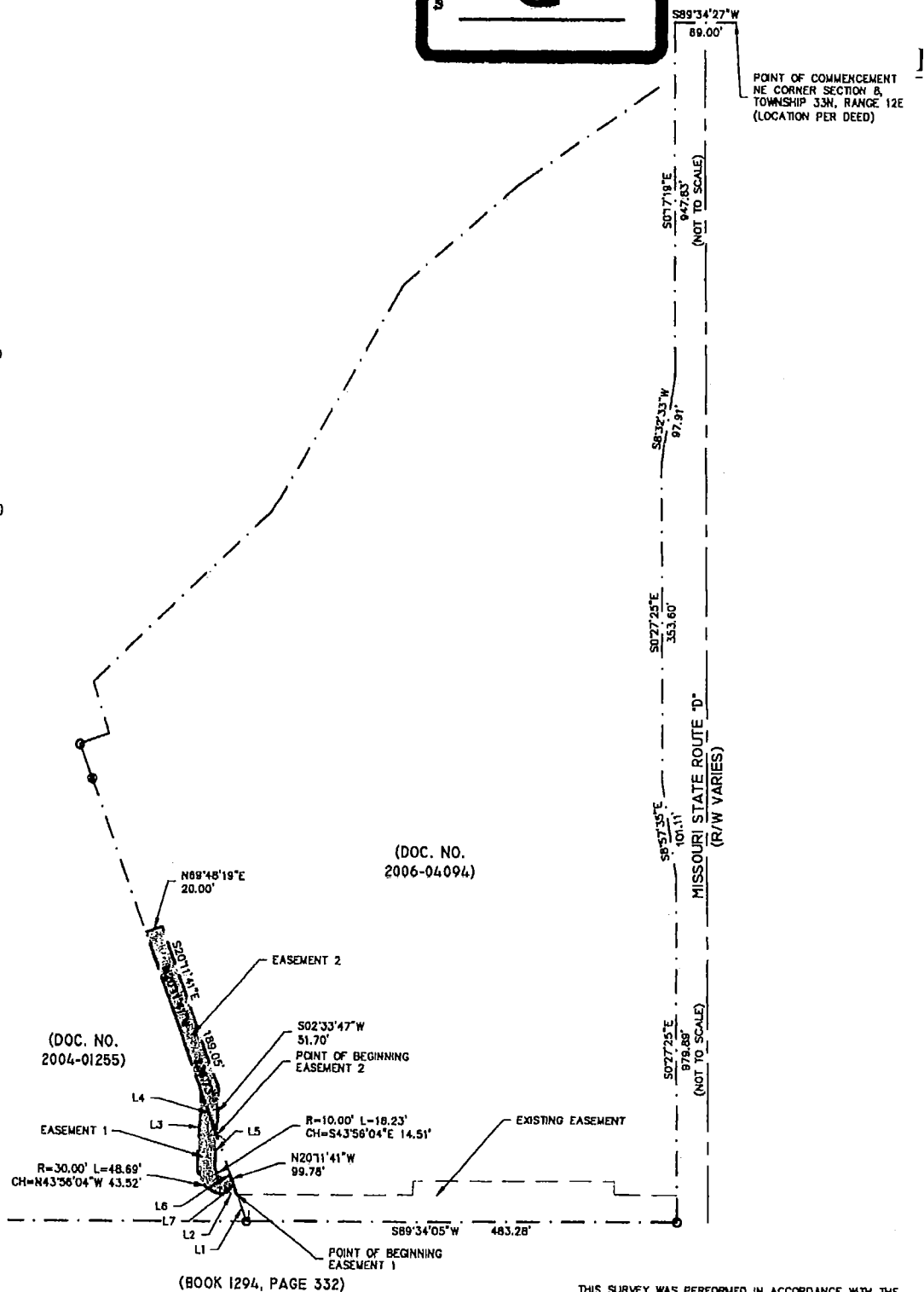
1. DOCUMENT NO. 2006-04094 (SUBJECT)
2. DOCUMENT NO. 2004-01255
3. BOOK 1294, PAGE 332

Line #	Direction	Length
L1	N20°11'41"W	31.88'
L2	S89°34'05"W	14.72'
L3	N2°33'47"E	81.10'
L4	S20°11'41"E	51.70'
L5	S2°33'47"W	33.42'
L6	N89°34'05"E	7.53'
L7	S20°11'41"E	21.25'

ACCURACY STANDARD: TYPE RURAL

LEGEND

1. ● 1/2" IRON ROD (SET)
2. ⊙ 5/8" IRON ROD W/ALUM CAP (SET)
3. ⊕ IRON ROD W/CAP (FOUND)
4. ⊙ IRON ROD (FOUND)
5. ○ IRON PIPE
6. □ STONE
7. ◇ COTTON PICKER SPINDLE
8. ⊕ CHISELED CROSS
9. ⊕ AXLE
10. ⊕ ALUMINUM MONUMENT
11. △ RIGHT-OF-WAY MARKER
12. (M) MEASURED
13. (R) RECORDED



THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE
CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY
BOUNDARY SURVEYS AS MADE EFFECTIVE JUNE 30, 2017. IN
WITNESS WHEREOF, I HAVE SET MY SEAL AND SIGNATURE
THIS 19TH DAY OF MAY 2021.

RODNEY W. AMOS MO-PLS 2007000072
113 WEST MAIN STREET
JACKSON, MISSOURI 63755

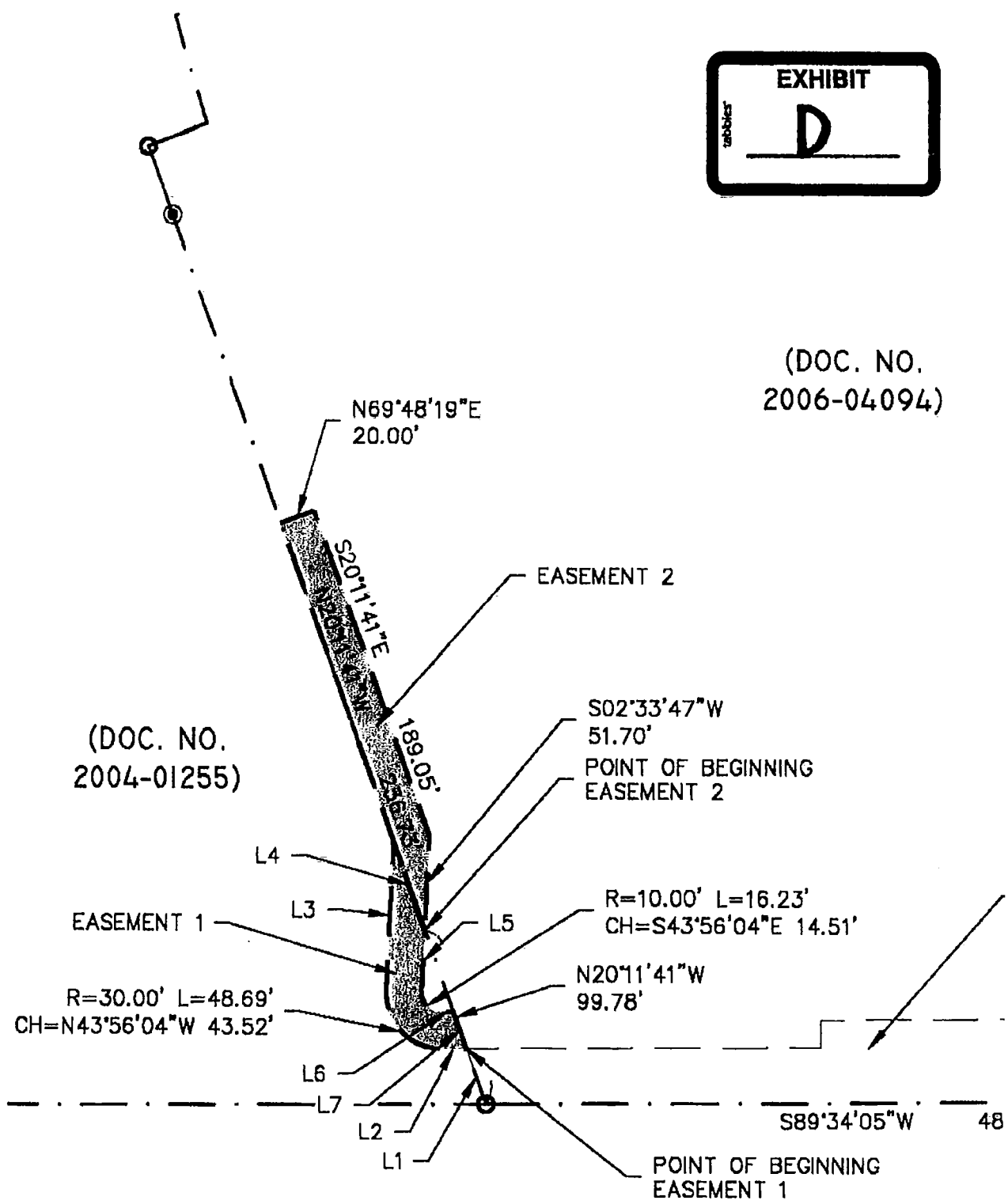


(DOC. NO.
2006-04094)

(DOC. NO.
2004-01255)

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(SET)



(BOOK 1294, PAGE 332)