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DEBORAH L ENGEMANN
RECORDER OF DEEDS
WARREN COUNTY, MO



**CORRECTION DEED RESTRICTIONS AND
ROAD MAINTENANCE REQUIREMENT**

On this 2nd day of June, 2021, comes now **LAWRENCE R. LAMMERS, An Individual, LAURA K. BOYCE, An Individual, and DANIEL J. LAMMERS, An Individual**, Grantors and Grantees (address of the first named Grantee is 14712 Calle Diegueno #675621, Rancho Santa Fe, CA 92067), owners of the real estate described below located in Warren County, Missouri:

The Katie Rose Subdivision being a tract of land being part of the North Half of the Northwest Quarter Section 9 and part of Section 4, Township 47 North, Range 1 West of the Fifth Principal Meridian, Warren County, Missouri, as described in the Plat thereof recorded as Document No. 202103928 in Plat Book E at Pages 319, 320.

[Additional legal description on Page 2.]

This document is being recorded to correct document previously recorded as Document No. 202103929 on May 10, 2021, to add agreed upon and required restrictions listed below.

WHEREAS the Grantors hereby designate that the following Deed Restrictions be placed upon and shall apply to any and all owners of any part of the above-described Katie Rose Subdivision:

1. No mobile home or any other dwelling shall be placed on the premises without permanent foundation or basement.
2. No negligently abandoned, unlicensed automobile shall be stored out of doors longer than 30 days.
3. No commercial production animal facility of any kind, including commercial dog boarding or swine facilities, shall be located on the premises.

4. Land cannot be used as a junkyard or have junk cars.

WHEREAS the Grantors recorded a Plat subdividing the above-described real estate which also created a private road known as Nieman Road that shall provide access to the lots described as follows:

Lots 1, 2, 3, 4, 5, 6 and 7 of the Katie Rose Subdivision being a tract of land being part of the North Half of the Northwest Quarter Section 9 and part of Section 4, Township 47 North, Range 1 West of the Fifth Principal Meridian, Warren County, Missouri, as described in the Plat thereof recorded as Document No. 202103928 in Plat Book E at Pages 319, 320.

WHEREAS the Grantors wish to establish a Road Maintenance Requirement for all land owners adjoining Nieman Road which shall be:

COST SHARING: Road maintenance, snowplowing, and road improvement costs shall be shared on a pro-rata basis between the property owners sharing access to Nieman Road. Each owner's share of costs incurred shall be determined as per the percentage of roadway extending from the start of the private road to the Northernmost point of each lot where it adjoins the private roadway. The initial cost to install the road shall be at Grantors' expense, and any maintenance thereafter shall fall on the property owners that the road services.

Each Lot shall be responsible for the following Cost Sharing percentages: Lot 1, 11.9%; Lot 2, 14.9%; Lot 3, 19%; Lot 4, 19%; Lot 5, 18.9%; Lot 6, 10%; and Lot 7, 6.3%.

Any Lot Owner shall have the right to enforce this requirement against any other Lot Owner adjoining Nieman Road, if that Lot Owner fails to adhere to the requirements of this document and the prevailing party in any litigation shall be entitled to its reasonable fees and costs, including reasonable attorney fees, to be paid by the non-prevailing party. Failing to adhere shall be defined as not contributing funds after sixty (60) or more days have elapsed since reasonable notice had been given via regular U.S. Mail.

This Road Maintenance Requirement shall attach to and run with the above described land and any subdivision thereof.

The Grantors do not intend or wish to create a Homeowners Association but leaves the responsibility of collection and payment of funds to the Lot Owners, jointly or individually.

This Road Maintenance Requirement shall be governed by the laws of the State of Missouri and the venue for any litigation shall be Warren County, Missouri, unless otherwise agreed by all parties.

IN WITNESS WHEREOF, the Grantors and Grantees have hereunto set their hands the day and year first above written.


LAWRENCE R. LAMMERS,
Grantor/Grantee


LAURA K. BOYCE, Grantor/Grantee


DANIEL J. LAMMERS, Grantor/Grantee

STATE OF MISSOURI)
)ss.
COUNTY OF St. Louis)

On the 5th day of September, 2021, before me personally appeared **LAWRENCE R. LAMMERS, An Individual**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed in his capacity as Successor Trustee of the above named Trust.

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

My Commission Expires:

STATE OF MISSOURI)
)ss.
COUNTY OF St. Louis)

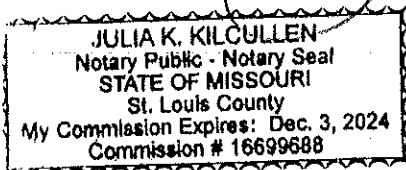
On the 8 day of June, 2021, before me personally appeared **LAURA K. BOYCE, An Individual**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

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

My Commission Expires:

12/3/2024



STATE OF MISSOURI)
)ss.
COUNTY OF _____)

On the _____ day of _____, 2021, before me personally appeared **DANIEL J. LAMMERS, An Individual**, to me known to be the person/persons described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

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.

See Attachment

Notary Public

My Commission Expires:

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of San Diego }

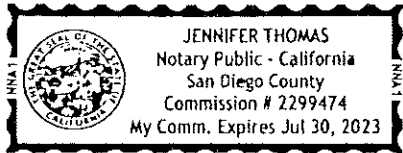
On June 2, 2021 before me, Jennifer Thomas - Notary
Date Here Insert Name and Title of the Officer

personally appeared Lawrence R. Lammers
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature Jennifer Thomas
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer is Representing: _____

Signer's Name: _____

- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer is Representing: _____

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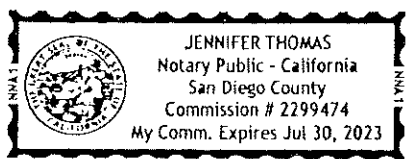
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