

**QUIT CLAIM DEED**

On this 7<sup>th</sup> day of May 2024, **Pointe Royale Property Owners' Association, Inc.**

(**"Grantor"**), for and in consideration of ten dollars and other good and valuable consideration, receipt which is hereby acknowledged, does by these presents **REMISES, RELEASES AND FOREVER QUIT CLAIMS** unto, **The City Of Branson, a City of the Fourth Class** (**"Grantee"**), whose address is 110 West Maddux Street, Branson, MO 65616, the following real estate in Taney County, Missouri:

A TRACT OF LAND BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 22 NORTH, RANGE 22 WEST, IN THE CITY OF BRANSON, TANEY COUNTY, MISSOURI, ALSO BEING PART OF THE RESERVED PROPERTIES OF POINTE ROYALE SUBDIVISION, BLOCKS 8 AND 9, LYING SOUTH AND EAST OF POINTE ROYALE DRIVE AND LYING SOUTH OF BLOCKS 8 AND 9, AS PER THE RECORDED PLAT THEREOF, PLAT BOOK 21, AT PAGES 63-64, IN THE TANEY COUNTY RECORDER'S OFFICE, TANEY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A 1/2" IRON PIN AT THE NORTHWEST CORNER OF LOT 69, BLOCK 9, POINTE ROYALE SUBDIVISION, SAID POINT ALSO BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF POINTE ROYALE DRIVE; THENCE S19°20'06"W, ALONG THE WEST LINE OF LOT 69, BLOCK 9, 69.63 FEET, TO THE SOUTHWEST CORNER OF SAID LOT; THENCE S65°16'33"E, ALONG THE SOUTHERLY LINE OF SAID LOT, 42.24 FEET; THENCE S24°43'27"W, LEAVING SAID SOUTHERLY LOT LINE, 27.49 FEET, TO A SET 5/8" IRON PIN AND THE POINT OF BEGINNING; THENCE S36°42'02"E, 26.18 FEET, TO A SET 5/8" IRON PIN; THENCE N89°22'31"E, 26.99 FEET, TO A SET 5/8" IRON PIN; THENCE S00°18'00"W, 48.77 FEET, TO A SET 5/8" IRON PIN; THENCE S89°22'31"W, 183.91 FEET, TO A SET 5/8" IRON PIN;

THENCE S00°45'17"W, 16.38 FEET, TO A SET 5/8" IRON PIN; THENCE S89°22'31"W, 42.88 FEET, TO A SET 5/8" IRON PIN; THENCE N00°45'17"E, 75.17 FEET, TO A SET 5/8" IRON PIN; THENCE N89°22'31"E, 168.45 FEET, TO A SET 5/8" IRON PIN; THENCE N53°17'58"E, 18.95 FEET, TO THE POINT OF BEGINNING. CONTAINS 13,841 SQUARE FEET OF LAND, MORE OR LESS.

TOGETHER WITH AN ACCESS EASEMENT DESCRIBED AS:

A 22' WIDE ACCESS EASEMENT BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 22 NORTH, RANGE 22 WEST, IN THE CITY OF BRANSON, TANEY COUNTY, MISSOURI, ALSO BEING PART OF THE RESERVED PROPERTIES OF POINTE ROYALE SUBDIVISION, BLOCKS 8 AND 9, LYING SOUTH AND EAST OF POINTE ROYALE DRIVE AND LYING SOUTH OF BLOCKS 8 AND 9, AS PER THE RECORDED PLAT THEREOF, PLAT BOOK 21, AT PAGES 63-64, IN THE TANEY COUNTY RECORDER'S OFFICE, TANEY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A 1/2" IRON PIN AT THE NORTHWEST CORNER OF LOT 69, BLOCK 9, POINTE ROYALE SUBDIVISION, SAID POINT ALSO BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF POINTE ROYALE DRIVE; THENCE S19°20'06"W, ALONG THE WEST LINE OF LOT 69, BLOCK 9, 69.63 FEET, TO THE SOUTHWEST CORNER OF SAID LOT; THENCE S65°16'33"E, ALONG THE SOUTHERLY LINE OF SAID LOT, 42.24 FEET; THENCE S24°43'27"W, LEAVING SAID SOUTHERLY LOT LINE, 27.49 FEET, TO A SET 5/8" IRON PIN; THENCE S36°42'02"E, 26.18 FEET, TO A SET 5/8" IRON PIN; THENCE N89°22'31"E, 26.99 FEET, TO A SET 5/8" IRON PIN; THENCE S00°18'00"W, 48.77 FEET, TO A SET 5/8" IRON PIN; THENCE S89°22'31"W, 183.91 FEET, TO A SET 5/8" IRON PIN; THENCE S00°45'17"W, 16.38 FEET, TO A SET 5/8" IRON PIN; THENCE S89°22'31"W, 42.88 FEET, TO A SET 5/8" IRON PIN; THENCE N00°45'17"E, 22.10 FEET TO THE NORTHERLY LINE OF AN INGRESS - EGRESS EASEMENT RECORDED IN BOOK 353, PAGE 4165-4167 AND THE POINT OF BEGINNING; THENCE S65°34'11"W ALONG SAID NORTHERLY LINE, 24.30 FEET; THENCE N00°44'47"E LEAVING SAID NORTHERLY LINE, 62.88 FEET; THENCE N89°22'31"E, 22.01 FEET; THENCE S00°45'17"W, 53.07 FEET, TO THE POINT OF BEGINNING. CONTAINING 1275 SQUARE FEET, MORE OR LESS.

This Quit Claim Deed is made and given in order to show that the Grantor has remised, released and quitclaimed any claim to the real estate described above, and waived and released any marital or homestead rights it may have therein.

TO HAVE AND TO HOLD, the same, with all rights, immunities, privileges and appurtenances thereto belonging, unto Grantee and Grantee's heirs and assigns, forever; so that neither Grantor nor Grantor's heirs, nor any other person or persons for Grantor or in Grantor's name or behalf, shall claim or demand any right or title to these premises, or any part thereof, but they and every one of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF, Grantor has set its hand hereto.

POINTE ROYALE PROPERTY OWNERS' ASSOCIATION, INC.

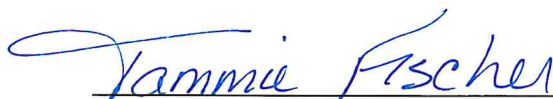


Chris Larsen, General Manager

**ACKNOWLEDGMENT**

STATE OF MISSOURI                    )  
  )ss.  
COUNTY OF TANEY                    )

On this 7th day of May 2024, before me personally appeared, Chris Larsen, General Manager of Pointe Royale Property Owners' Association, Inc., who is known to me to be the person who executed the forgoing on behalf of the company, who acknowledged to me that he executed the same as his free act and deed, and who acknowledged to me that he has the authority to sign the forgoing on behalf of the company.



Notary Public

My Commission Expires: 6/29/2026

