
Space Above This Line for Recorder's Use

**MISSOURI SPECIAL WARRANTY DEED
And
AGREEMENT**

This AGREEMENT is made effective as of October 15, 2022, between Carroll Cave Conservancy, Inc., CCC, a Kansas not-for-profit 501 c3 corporation ("Grantor"), and Missouri Caves & Karst Conservancy, MCKC, a Missouri not-for-profit 501 c3 corporation ("Grantee").

The mailing address of Grantor, CCC, is
Carroll Cave Conservancy, Inc
16525 Orchard Lane
Stillwell, Kansas 66085.

The mailing address of Grantee, MCKC, is:
Missouri Caves & Karst Conservancy
P. O. Box 190456
St. Louis, MO 63119

Exhibit A, lists the pertinent documents, recorded in Camden County, that establish the ownership of the real property and cave rights, here in donate to the Grantee, MCKC.

The Grantor, CCC, does hereby DONATE AND CONVEY to Grantee, MCKC, the following:

- a) a 7-acre tract of land described in Exhibit B,
- b) a 120-foot shaft, located on the 7-acre tract, extending from the surface to Carroll Cave,

- c) all existing structures on the 7-acre tract including a 16-foot diameter metal building over the shaft,
- d) all safety and rescue equipment in the metal building and shaft,
- e) a fence and gates surrounding a 1.5-acre area, surrounding the shaft,
- f) a 40' easement along the west side of the 7-acre tract on the neighbor's property as granted in recorded document 3 of Exhibit A (Note, this easement is currently unnecessary and unused).
- g) Mineral rights, including cave rights, as granted in document 3 and document 4 of Exhibit A.
- h) Cave rights under 36.76 acres granted in document 5 of Exhibit A.

The following table summarizes the Mineral Rights and Cave Rights transferred to Grantee, MCKC.

Section-township-range	Mineral Rights/Cave Rights	Current owner, surface Real Estate, 8/29/2022, from Camden Co Missouri, Integrity map online data.	Parcel #	Acres
14-37-15	Mineral Rights including Cave Rights	Brown, Timothy M. & Staci D. & Brown, Derek K. Brown	1	159.58
14-37-15	Mineral Rights including Cave Rights	Danuser, Christopher Trustee	5	80
14-37-15	Mineral Rights including Cave Rights	Danuser, Christopher Trustee	6	80
13-37-15	Mineral Rights including Cave Rights	Russell C. Clark and Joanne Clark Living Trust	5	59.4
13-37-15	Mineral Rights including Cave Rights	Russell C. Clark and Joanne Clark Living Trust	4	100
13-37-15	Cave Rights	Russell C. Clark and Joanne Clark Living Trust	2	36.76
			TOTAL	515.74

The Grantee, MCKC, does hereby agree to honor the terms of the lease to the Clarks, granted in document 7 of Exhibit A. In part, the lease allows the Clarks to use the unfenced 5.5 acres of 7-acre tract for the purposes of livestock grazing and/or bailing hay, for 20 years at \$1.00 per year. The MCKC will plant no trees or place other obstacles that would interfere with haying on its unfenced land. MCKC may occasionally use its leased land outside the fence for overflow camping or event parking.

Grantor, CCC,

By: _____, Founder & Director, October 15, 2022
Richard Hines

Grantee, MCKC,

By: _____, President, October 15, 2022
Alex Litsch

EXHIBT A

Pertinent documents, recorded in Camden County, Missouri

Doc. No.				from	to	land	mineral/cave rights	easement
1	Quit Claim Deed	12/7/2006	Book 635, P920	Christopher Ray Danuser		3 1/4-sections south of Mill Creek and south east half of south west 1/4 section 11 (Fry 80 ac)	all Mineral rights including Carroll Cave	
2	Warranty Deed	10/10/2016	book 781, P888	Dante Investment Club	Clark		except mineral rights	
3	Special Warranty Deed	12/28/2018	book 812, p 862	Dante Investment Club	Carroll Cave Conservancy	6 acres	all Mineral rights including Carroll Cave totaling 478.98 ac	40 on west side of fence
4	Quit Claim Deed	12/31/2018	Book 812, P 940	Christopher Ray Danuser	Carroll Cave Conservancy	6 acres	all Mineral rights including Carroll Cave	Mineral rights reserved by Dante, deeds filed in Book 635, p920, book 781, page 888 & book 784, page 964 (3 1/4-sections less Elliot)
5	Special Warranty Deed	12/28/2021	Book 865 p159	Clark	Carroll Cave Conservancy	Clarks land east of S Davis Hollow Rd	Cave Rights, 36.76 ac	
6	General Warranty Deed	12/28/2021	Book 865, p160	Clark Trust	Carroll Cave Conservancy	1 acre access		
7	Property Rights Agreement	12/28/2021	Book 865, p158	between Clark and Carroll Cave Conservancy	lease unfenced CCC property (about 5.5 acres) to Clarks			

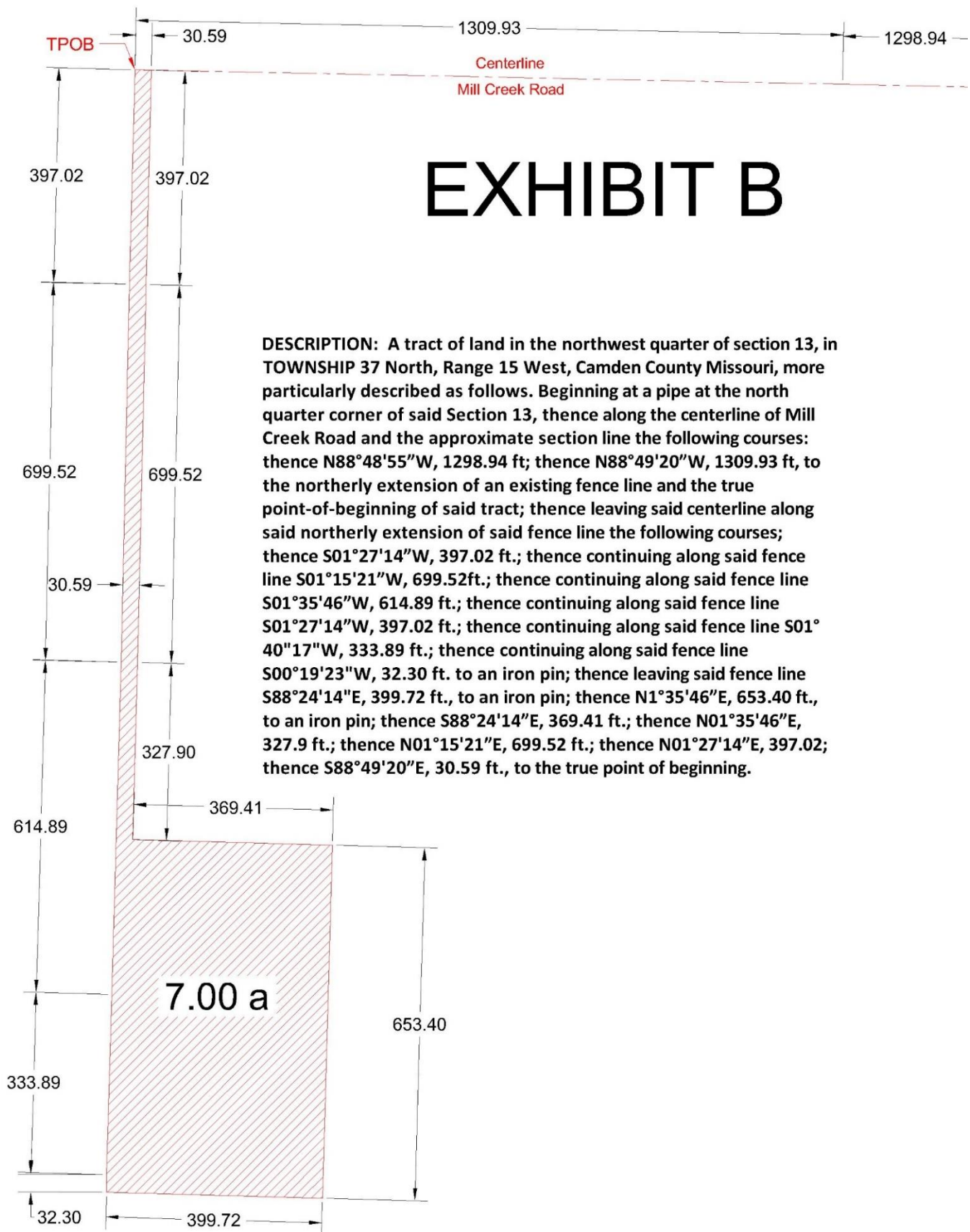


EXHIBIT B

DESCRIPTION: A tract of land in the northwest quarter of section 13, in TOWNSHIP 37 North, Range 15 West, Camden County Missouri, more particularly described as follows. Beginning at a pipe at the north quarter corner of said Section 13, thence along the centerline of Mill Creek Road and the approximate section line the following courses: thence N88°48'55"W, 1298.94 ft; thence N88°49'20"W, 1309.93 ft, to the northerly extension of an existing fence line and the true point-of-beginning of said tract; thence leaving said centerline along said northerly extension of said fence line the following courses; thence S01°27'14"W, 397.02 ft.; thence continuing along said fence line S01°15'21"W, 699.52ft.; thence continuing along said fence line S01°35'46"W, 614.89 ft.; thence continuing along said fence line S01°27'14"W, 397.02 ft.; thence continuing along said fence line S01°40'17"W, 333.89 ft.; thence continuing along said fence line S00°19'23"W, 32.30 ft. to an iron pin; thence leaving said fence line S88°24'14"E, 399.72 ft., to an iron pin; thence N1°35'46"E, 653.40 ft., to an iron pin; thence S88°24'14"E, 369.41 ft.; thence N01°35'46"E, 327.9 ft.; thence N01°15'21"E, 699.52 ft.; thence N01°27'14"E, 397.02; thence S88°49'20"E, 30.59 ft., to the true point of beginning.

NOTARY ACKNOWLEDGMENT

State of Missouri)

County of Camden)

I, the undersigned, a Notary Public in said County, in said State, hereby certify that

Richard Hines, an officer of the Carroll Cave Conservancy, Inc.

and

Alex Litsch, an officer of Missouri Caves & Karst Conservancy,

whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me in behalf of said corporation that he executed the same for the purposes therein stated.

Given under my hand this ___ day of _____, 2022.

_____ (SEAL)

Notary Public

My Commission Expires: _____