

Respondent Exhibit No. 30  
 Case No(s). WC-2007-0303  
 Date 10-29-07 Rptr. pos

FILED<sup>3</sup>

NOV 21 2007

# WARRANTY DEED BY CORPORATION

Missouri Public  
Service Commission

KNOW ALL MEN BY THESE PRESENTS, That Greater Jefferson City Const. Co., Inc., **GRANTOR**, of the County of Cole, in the State of Missouri, a corporation organized and existing under the laws of the State of Missouri, party of the first part, in consideration of ONE DOLLAR AND ALL OTHER GOOD AND VALUABLE CONSIDERATION to be paid by AquaSource/CU, Inc., **GRANTEE**, as the operator of the sewer system for Quail Valley Lake Subdivision, of the County of Cole, in the State of Missouri, party of the second part, (Grantees mailing address: 5400 Business Highway 50, Jefferson City, Missouri 65109), the receipt of which is hereby acknowledged, and by virtue and in pursuance of a resolution of the Board of Directors of said party of the first part, does, by these presents, **GRANT, BARGAIN, SELL, CONVEY AND CONFIRM** unto the said party of the second part, and to the heirs, successors, and assigns of the party of the second part, the sewage treatment plant, and systems, and all sewer piping located and to be located on the utility easements for Quail Valley Lake Subdivision, per plat of record in Plat Book 11, page 138, Plat Book 11, page 388, Plat Book 11, page 396, and Plat Book 12, page 266, together with the following described property, tracts or parcels of land, lying, being and situate in the County of Cole and State of Missouri, to-wit:

Part of the Common Area, of Quail Valley, as per plat of record in Plat Book 11, Page 138, Cole County Records Office, being part of the Southeast Quarter of the Northeast Quarter of Section 30, Township 44 North, Range 12 West, Cole County, Missouri; more particularly described as follows: From the southwest corner of Lot 58, of said Quail Valley; thence S01°05'00"W, along the easterly line of Cantaberry Drive, 21.83 feet; thence S76°35'33"E, 221.64 feet; thence S82°46'40"E, 173.40 feet; thence S72°54'42"E, 126.09 feet; thence N89°41'35"E, 95.96 feet; thence S82°54'31"E, 168.16 feet to the point of beginning for this description; thence N07°51'51"E, 22.81 feet; thence S80°21'30"E, 62.71 feet; thence S07°51'51"W, 63.22 feet; thence N80°21'30"W, 62.71 feet; thence N07°51'51"E, 40.41 feet to the point of beginning. Containing 0.09 acres.

## 20 Foot Ingress and Egress Easement

A 20 foot wide strip of land across part of the Common Area, of Quail Valley, as per plat of record in Plat Book 11, Page 138, Cole County Records Office, being part of the Southeast Quarter of the Northeast Quarter of Section 30, Township 44 North, Range 12 West, Cole County, Missouri; lying 10 feet each side of and adjacent to the following

described centerline: From the southwest corner of Lot 58, of said Quail Valley; thence S01°05'00"W, along the easterly line of Cantaberry Drive, 21.83 feet to the point of beginning for this centerline description; thence S76°35'33"E, 221.64 feet; thence S82°46'40"E, 173.40 feet; thence S72°54'52"E, 126.09 feet; thence N89°41'35"E, 95.96 feet; thence S82°54'31"E, 168.16 feet to the point of termination.

Bearings are based on said Quail Valley.

It is the intent and purpose of this deed to make the Grantee the owner of the complete sewer system for the Quail Valley Lake Subdivision.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging, or in anywise appertaining unto the said party of the second part, and unto its heirs and assigns forever. The said party of the first part hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed, that it has good right to convey the same; that the said premises are free and clear of any encumbrance done or suffered by it or those under whom it claims, and that it will Warrant and Defend the title of the said premises unto the said party of the second part, and unto its heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Greater Jefferson City Const. Co., Inc., the said party of the first part has caused these presents to be signed by its President and attested by the Secretary, and its corporate seal to be hereto affixed, this 1<sup>st</sup> day of November, 2002.

**GRANTOR:**

GREATER JEFFERSON CITY CONST. CO., INC.

By Edward P. Storey  
Edward P. Storey, President

(Corporate Seal)

Attest:

JoAnne Storey, Secretary

STATE OF MISSOURI                    )  
  ) ss.  
COUNTY OF COLE                    )

On this 18<sup>th</sup> day of November, 2002, before me personally appeared Edward P. Storey, to me personally known, who, being by me duly sworn, did say that he is President of Greater Jefferson City Const. Co., Inc., that the seal affixed to this instrument is the corporate seal of said corporation, and that the said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors.

And the said Edward P. Storey acknowledges 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 county and state aforesaid, the day and year first above written.

Pam Malone

Notary Public

My Commission Expires:

