

"Exhibit A"

REAL ESTATE SALE CONTRACT

This real estate sale contract made and entered into by and between **David L. Reid and Rhonda Shank**, (and spouses or other persons with interest, if any), hereinafter referred to as the Seller, and **City of Lebanon, Missouri, a Municipal Corporation**, hereinafter referred to as the Buyer, WITNESSETH:

That Seller agrees to sell and convey to the Buyer, and the Buyer agrees to purchase from the Seller, the following described real estate, located in Lebanon, Laclede County, Missouri, to-wit:

(Real Property consisting of twenty (20) acres along Mountrose in Lebanon, Missouri. Parcel #: 13-6.0-13-004-001-030.000 (20 acres). See attached Legal Description and diagram of Real Property, marked as "Exhibit A" and incorporated as part of this agreement).

1. The total purchase price therefore to be paid by Buyer to Seller is the sum of \$240,000.00.

A. Buyer agrees to have the 20 acres to be purchased shall be surveyed at Buyer's expense. The survey shall be of the western portion of parcel #13-6.0-13-004-001-030.000 (36.77 acres) and both parties to mutually agree on property to be purchased. Seller shall provide a ten (10) foot City Easement along Montrose Street and Tower Road of the remaining portion (16.77 acres) that will run along the southern portion and eastern portion of the parcel. Parties acknowledge and agree that Seller has a remaining lease agreement for hay to be cut and removed before December 31, 2025.

2. The Buyer agrees to advance \$1,000.00 to Seller as and for earnest money and Buyer further agrees to pay the net balance owed to Seller on the date this sale is closed.

A. In the event of default by Seller, the Buyer shall be entitled to the return of its earnest money or specific performance at the election of Buyer. In the event of default by Buyer, Seller

shall be entitled to retain the earnest money paid by Buyer as liquated damages as their exclusive remedy.

3. That Seller if requested by Buyer, shall, within twenty (20) days hereof, deliver to Buyer a commitment to issue an owner's policy of title insurance, which commitment shall in the amount of the purchase price of the real estate. The policy shall name the Buyer as the insured and issued by a title insurance company duly licensed to write title insurance in Missouri, which policy shall insure owner's title to be marketable in fact as called for by this contract and shall provide that a policy shall be issued immediately after Seller's general warranty deed to the Buyer is placed of record, with the cost of the title search and title insurance commitment to be paid by Seller and the premium for the title insurance policy to be paid by Buyer.

4. That this sale shall be closed at _____ o'clock A.M. on _____, at the offices of Hogan Land Title of Laclede County, 288 E. Commercial Street, Lebanon, Missouri, unless an earlier date is agreed upon by the parties hereto.

5. That marketable title in fact to the above-described real estate shall be conveyed to Buyer by Seller by general warranty deed free and clear of all liens and encumbrances.

6. Any real estate taxes shall be pro-rated and paid by Seller and Buyer as of the date this sale is closed.

7. That Seller and Buyer shall each pay one-half of all other closing costs incurred in this transaction.

8. That all notices provided herein shall be given by regular United States Mail, postage prepaid, directed to the last known address of the party being given notice.

9. That this contract shall be binding upon the parties hereto and upon their heirs, representatives, successors, and assigns, and shall be subject to enforcement by either party by specific performance

IN WITNESS WHEREOF, the parties hereto have executed this contract as of September ____, 2025.

SELLER

(print name)

(print name)

BUYER

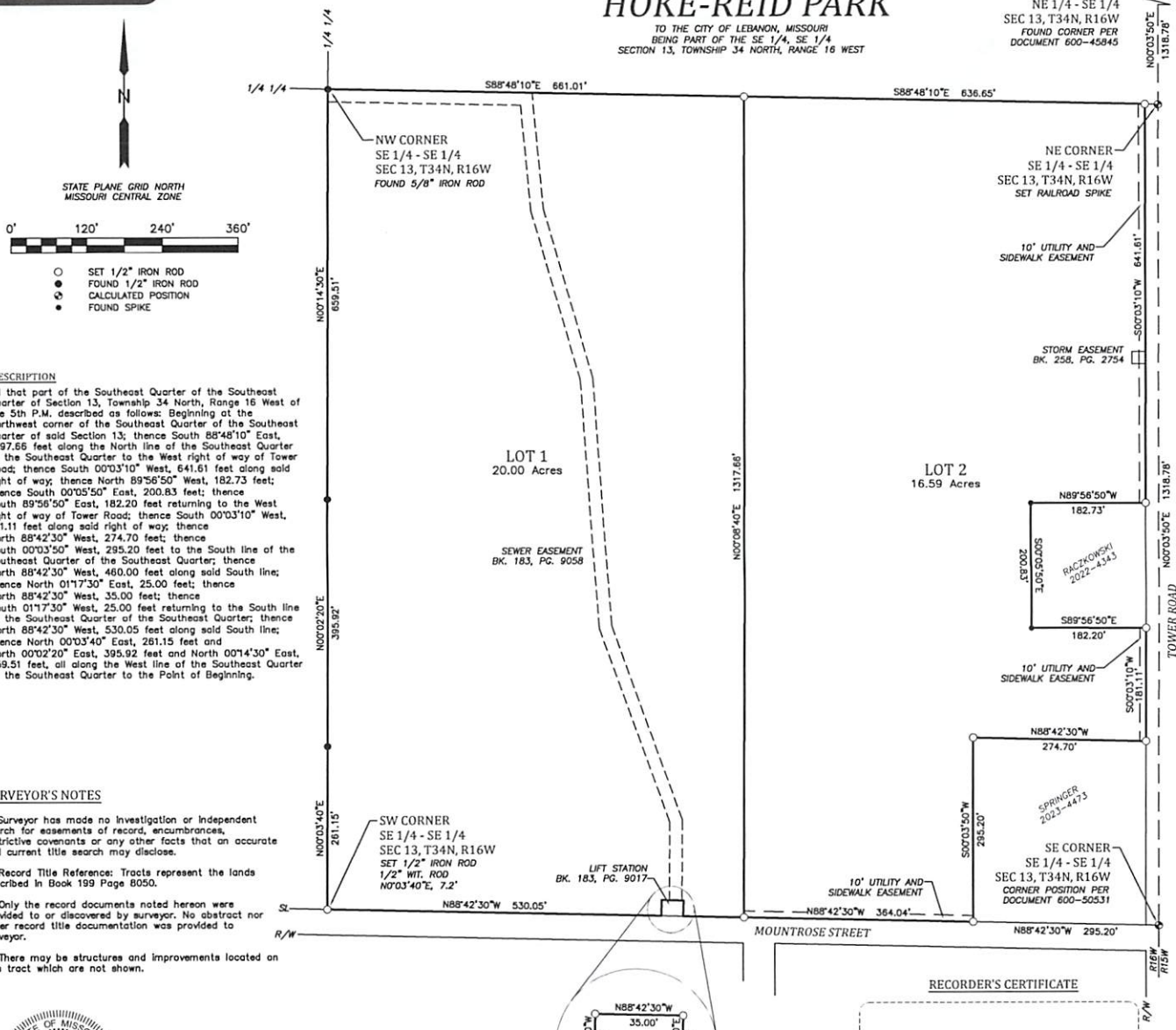
City of Lebanon, Missouri

City Clerk

By _____
Mayor

HOKE-REID PARK

TO THE CITY OF LEBANON, MISSOURI
BEING PART OF THE SE 1/4, SE 1/4
SECTION 13, TOWNSHIP 34 NORTH, RANGE 16 WEST



DESCRIPTION

All that part of the Southeast Quarter of the Southeast Quarter of Section 13, Township 34 North, Range 16 West of the 5th P.M. described as follows: Beginning at the Northwest corner of the Southeast Quarter of the Southeast Quarter of said Section 13; thence South 88°48'10" East, 1297.66 feet along the North line of the Southeast Quarter of the Southeast Quarter to the West right of way of Tower Road; thence South 00°03'10" West, 641.61 feet along said right of way; thence North 89°56'50" West, 182.73 feet; thence South 00°05'50" East, 200.83 feet; thence South 89°56'50" East, 182.20 feet returning to the West right of way of Tower Road; thence South 00°03'10" West, 181.11 feet along said right of way; thence North 88°42'30" West, 274.70 feet; thence South 00°03'50" West, 295.20 feet to the South line of the Southeast Quarter of the Southeast Quarter; thence North 88°42'30" West, 460.00 feet along said South line; thence North 01°17'30" East, 25.00 feet; thence North 88°42'30" West, 35.00 feet; thence South 01°17'30" West, 25.00 feet returning to the South line of the Southeast Quarter of the Southeast Quarter; thence North 88°42'30" West, 530.05 feet along said South line; thence North 00°03'40" East, 261.15 feet and North 00°02'20" East, 395.92 feet and North 00°14'30" East, 659.51 feet, all along the West line of the Southeast Quarter of the Southeast Quarter to the Point of Beginning.

SURVEYOR'S NOTES

1. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or any other facts that an accurate and current title search may disclose.
2. Record Title Reference: Tracts represent the lands described in Book 199 Page 8050.
3. Only the record documents noted hereon were provided to or discovered by surveyor. No abstract nor other record title documentation was provided to surveyor.
4. There may be structures and improvements located on this tract which are not shown.

SURVEYOR'S DECLARATION

I, Jason Lortz, did perform an original survey of the tracts shown hereon at the request of the City of Lebanon on during the month of August, 2025. This survey was completed in accordance with the Current Missouri Minimum Standards for Property Boundary Surveys for Rural Property.



DEDICATION
Whereas, Rhonda Shank and David L. Reid, tenants in common and not as joint tenants, the owners of the premises described on this plat, herein called the "Dedicator" and
Whereas, Dedicator desires to subdivide the land as shown on this plat with said subdivision to be named:

"HOKE-REID PARK"
Right-of-ways and easements as shown on this plat are dedicated to public use as such.
David L. Reid _____ Date _____
Rhonda Shank _____ Date _____

NOTARY CERTIFICATE
State of _____ ss. David L. Reid
County of _____
On this _____ day of _____, 2025, before me personally appeared David L. Reid, known to me to be persons who executed the within final plat and acknowledged to me that he executed the same for the purposes therein stated.
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.

My Commission expires: _____
(Notary Seal)
State of _____ ss. Rhonda Shank
County of _____

On this _____ day of _____, 2025, before me personally appeared Rhonda Shank, known to me to be persons who executed the within final plat and acknowledged to me that he executed the same for the purposes therein stated.
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.

My Commission expires: _____
(Notary Seal)
MAYOR'S CERTIFICATE
I, Jared Carr, Mayor of the City of Lebanon, Missouri, do certify that this plat of:
"HOKE-REID PARK"

was duly submitted to the city council of the City of Lebanon, having been approved by the Planning and Zoning Commission of said city and was approved by the city council at a meeting held on the _____ day of _____, 2025 by ordinance no. _____
Attest:
Jared Carr Mayor, City of Lebanon
Lacey Brackett City Clerk, City of Lebanon

COUNTY & CITY TAX RELEASE
I hereby certify that all property taxes levied by the County of Laclede and the City of Lebanon against the real estate described on this plat have been paid in full for 2024 and all prior years.
Toni Morris Collector of Revenue Laclede County, Missouri _____ Date _____

LORTZ SURVEYING
P.O. Box 767 • 231 W. Commercial Street Lebanon, Missouri 65536
Phone 417-993-8115 • www.lortzsurveying.com • LS-2012020494

Survey in the SE 1/4 - SE 1/4
Sec. 13, T34N, R16W
Lebanon, Missouri

City of Lebanon
Lebanon, Missouri

Drawn by: ELL Scale: 1" = 120' Survey No.: L-2606
Checked by: JLL Date: 9/4/2025