



ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
eRECORDED ON
11/13/2024 08:33:35 AM
REC FEE: 27.00
PAGES: 2

GENERAL WARRANTY DEED

THIS INDENTURE, made on the **12th** day of **November, 2024** by and between **Timothy W. Sadler and Stephanie L. Sadler, husband and wife**, of the County of Cape Girardeau, in the State of Missouri, **Grantors**, and **Ronald N. Bone and Cathrine L. Bone, husband and wife**, of the County of Cape Girardeau, in the State of Missouri, and **Jeff Derrick and Gina Michele Derrick, husband and wife**, of the County of Cape Girardeau, in the State of Missouri, **each an undivided one-half interest as Tenants in Common, Grantees** (mailing address of said first named grantee is c/o Ronald and Catherine Bone, 944 Royce Dr., Jackson, MO 63755):

WITNESSETH, That the said Grantors, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration to them paid by the said Grantees, the receipt of which is hereby acknowledged, do by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said Grantees, their heirs and assigns, the following described Lots, Tracts or Parcels of Land, lying, being and situate in the County of **Cape Girardeau** and State of Missouri, to-wit:

All of Lot Twenty-five (25) of Ridge Subdivision Unit III, a subdivision in the City of Jackson, County of Cape Girardeau, Missouri, as shown by plat filed for record in Plat Book 18 at Page 47 in the land records of Cape Girardeau County, Missouri.

SUBJECT to any and all restrictions, reservations, easements, zoning restrictions and rights-of-way of record or now in effect.

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 Grantees, and unto their heirs and assigns, FOREVER, the said Grantors hereby covenanting that they are lawfully seized of an indefeasible Estate in Fee in the premises herein conveyed; that they have

good right to convey the same; and that the said premises are free and clear of any encumbrance done or suffered by them or those under whom they claim, and that they will WARRANT AND DEFEND the title to the said premises unto the said Grantees, and unto their heirs and assigns, FOREVER, against the lawful claims and demands of all persons whomsoever.

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



Timothy W. Sadler

[Handwritten signature]

Stephanie L. Sadler

STATE OF MISSOURI)
) SS.
COUNTY OF CAPE GIRARDEAU)

On this 8th day of November, 2024, before me appeared Timothy W. Sadler and Stephanie L. Sadler, husband and wife, to me known to be the persons described in and who executed the foregoing General Warranty Deed and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said County and State the day and year first above written.

James Hether

Shannon Hoehn

Notary Public

My commission expires: **01/20/27**