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ANDREW DAVID BLATTNER  
RECORDER OF DEEDS  
CAPE GIRARDEAU COUNTY, MO  
eRECORDED ON  
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**INDEPENDENT PERSONAL REPRESENTATIVE'S  
DEED UNDER POWER OF SALE**

This Indenture made on the 16<sup>th</sup> day of May 2024, by and between the

**ESTATE OF WILLIAM H. BESS, II, DECEASED**

By Margaret Ann Guettermann, Independent Personal Representative  
Case No.: 22CG-PR00239, Cape Girardeau County, Missouri, Probate Division  
"Grantor"

and

**RONALD N. BONE and CATHRINE L. BONE**  
husband and wife  
"Grantees"

The mailing address of said grantee is 944 Royce Dr., Jackson, MO 63755.

*Witnesseth:*

**WHEREAS**, by that certain Quit Claim Deed, recorded as Document No. 2011-09621 on August 29, 2011, in the land records of Cape Girardeau County, Missouri, William H. Bess (hereafter the "**Decedent**") acquired that certain real property (hereafter "**Property**") located in the County of Cape Girardeau, Missouri, commonly referred to as 944 Royce Drive, Jackson, Missouri, 63755, and more fully described as follows:

All of Lot Twenty-four (24) of Ridge Subdivision Unit III, a subdivision in the City of Jackson, Missouri, as shown by plat recorded in Plat Book 18 at Page 47 of the land records of Cape Girardeau County, Missouri.

**WHEREAS**, the Decedent died a resident of Cape Girardeau County, Missouri on August 6, 2022, having continued to own the Property at the time of his death; and

**WHEREAS**, the Decedent's Last Will and Testament was duly admitted to probate in the Probate Division of Cape Girardeau, Missouri, Circuit Court, at Cape Girardeau, on August 31, 2022, in Case No.: 22CG-PR00239; and

**WHEREAS**, Letters Testamentary (Independent Administration) in the estate were issued to **Margaret Ann Guettermann** out of the court on August 31, 2022, and said letters have not been revoked, annulled, terminated, or modified in any way and now remain in full force and effect, and the administration of the estate has not been finally closed; and

**WHEREAS**, Article IV of said Last Will and Testament empowered the independent personal representative, in her discretion, to convey the real estate hereinafter described in the personal representative's discretion, as might seem best; and

**WHEREAS**, by virtue of appointment by said Court as independent personal representative, the undersigned is empowered, in her discretion, to sell and convey the real property hereinafter described at private sale on such terms, in the undersigned's discretion, as might seem best; and

**WHEREAS**, the independent personal representative has ratified and affirmed the contract for sale of the Property to Grantees Ronald N. Bone and Cathrine L. Bone as husband and wife.

**NOW, THEREFORE**, in consideration of \$610,000 and other good and valuable consideration, delivered by Grantees, the receipt of which is hereby acknowledged, the Grantor by the Personal Representative as aforesaid, does by these presents, sell and convey and distribute unto the Grantees, their heirs and assigns, all of the right, title, and interest that **William H. Bess, II, Deceased**, had at the time of Deceased's death or acquired after death by Deceased's estate in the Property.

**TO HAVE AND TO HOLD**, the premises aforesaid, with all and singular the rights, privileges, appurtenances, and immunities to it belonging or anywise appertaining unto the Grantees, and to their heirs and assigns forever as fully and effectually to all intents and purposes in law as the Grantor, might, could, or ought to sell and convey the same by virtue of the Last Will and Testament of **William H. Bess, II**.

**[Signature Page Follows.]**

Margaret Ann Guttermann

Shawn Hallin

SHANNON HOEHN  
NOTARY PUBLIC - NOTARY SEAL  
STATE OF MISSOURI  
MY COMMISSION EXPIRES JANUARY 20, 2027  
PERRY COUNTY  
COMMISSION #14136189