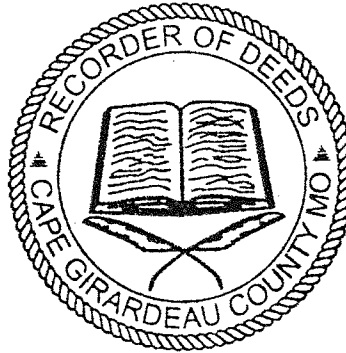






ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
eRECORDED ON
08/31/2021 11:25:18 AM
REC FEE: 27.00
PAGES: 2



WARRANTY DEED

This Warranty Deed made and entered into this 30 day of August, 2021, by and between **Graham Hoffman and Dava Hoffman, husband and wife**, of the County of Cape Girardeau, State of Missouri, hereinafter referred to as **GRANTORS**, and **Lori Evans, a single person**, of the County of Cape Girardeau, State of Missouri, hereinafter referred to as **GRANTEE**. The mailing address of the Grantee is:

303 N. Georgia St., Jackson, Missouri, 63755

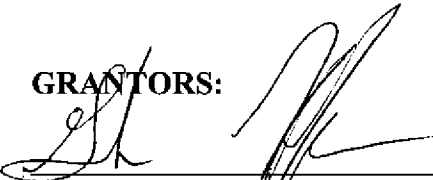
WITNESSETH: The Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration paid to the Grantors, the receipt of which is hereby acknowledged, do by these presents Grant, Bargain, and Sell, Convey and Confirm unto the Grantee the following described lots, tracts or parcels of land lying, being and situated in the County of Cape Girardeau and State of Missouri, to-wit:

All of the South One-half (S1/2) of Lot Numbered Twenty-three (23) of SCHMUKE'S ADDITION to the City of Jackson, Missouri, as shown by Plat recorded in Plat Book 1 at page 24, land records of Cape Girardeau County, Missouri, and a part of Lot Numbered Twenty-three (23) of SCHMUKE'S ADDITION to the City of Jackson, Missouri, as shown by Plat recorded in Plat Book 1 at page 24, land records of Cape Girardeau County, Missouri, described as follows: Begin at the Northeast corner of said Lot 23, thence West along the North line of said Lot 23, 74 1/4 feet for a corner, thence South parallel to the West line of said Lot 23, 40 feet for a corner, thence West 74 1/2, feet to the West line of said Lot 23, thence South along the West line of said Lot 23, 41 1/4 feet for a corner, thence East parallel to the South line of said Lot 23, 148.5 feet to the East line of Lot 23, thence North along the East line of Lot 23, 81 1/4 feet to the Point of Beginning. Subject to that part, if any, in streets, roadways, highways or other public right-of-ways.

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 Grantee and unto her 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; that the said premises are free and clear of any encumbrances done or suffered by them or those under whom they claimed title; and that they will warrant and defend the title to said premises unto the said Grantee, and unto her heirs and assigns forever, against the lawful claims and demands of all persons.

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

GRANTORS:



Graham Hoffman



Dava Hoffman

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

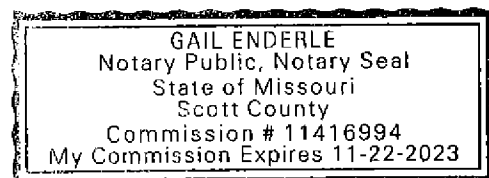
On this 30 day of August, 2021, before me personally appeared **Graham Hoffman and Dava Hoffman, husband and wife**, to me known to be the persons described in and who executed the within Warranty Deed, and acknowledged to me that they executed the same as their free act and deed and for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year first above written.



Notary Public

My commission expires: 11/22/23



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