

2006-05419

REC FEE: \$30.00  
PAGES: 3

JANET ROBERT, Recorder of  
Deeds, Cape Girardeau  
County MO, certify that  
this document was filed  
for record at 09:39AM  
and official seal affixed  
at Jackson, MO. 04/26/2006

JANET ROBERT  
Recorder of Deeds

Vickie Dreyer Deputy

Ludwig Boner  
30pp.

## **GENERAL WARRANTY DEED**

**THIS INDENTURE**, Made on the 11 day of April, A D , Two Thousand  
and Six by and between Grantors, Keith E Haynes and Bernice B Haynes, husband and wife, of the County  
of Cape Girardeau in the State of Missouri, parties of the First Part, and Grantees, Michael K Haynes and  
Linda J. Haynes, as tenants by the entirety, of the County of Ste Genevieve in the State of Missouri, parties  
of the Second Part:

Mailing Address 13275 Lakewood Drive, Ste. Genevieve, Missouri 63670.

**WITNESSETH**, That the said parties of the First Part, in consideration of the sum of Ten Dollars  
and other good and valuable consideration, to them paid by the said parties of the Second Part, the receipt of  
which is hereby acknowledged, do by these presents, Grant, Bargain and Sell, Convey and Confirm, unto the  
said parties of the Second Part, 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

Part of Lot 2 of Haynes Estates in Survey 797, Township 31 North, Range 13 East as shown  
in Plat Book 17, Page 81 in the City of Jackson in Cape Girardeau County, Missouri  
containing 7 685 acres (more or less), described as follows: Commence at the Northwest  
corner of Survey 324, Township 31 North, Range 13 East (stone); thence S 08° 10' 20" W  
along the West Line of Survey 324, 702.90 feet, thence N 81° 49' 40" W, 1372 14 feet,  
thence S 09° 25' 20" W, 755 70 feet, thence N 89° 39' 40" W, 583 44 feet, thence N 55° 14'  
26" W, 318.14 feet to the most easterly Northeast corner of Lot 2 of Haynes Estates for the  
Point of Beginning thence S 09° 09' 38" W along the East Line of said Lot 2, 585.18 feet to  
a point in the North Right of Way Line of East Main Street, thence northwesterly along the  
arc of a Curve to the Left having a Radius of 2039 89 feet and with the North Right of Way  
Line of East Main Street, 494 53 feet (Chord = N 85° 25' 01" W, 493.32 feet) to a point in the  
West Line of said Lot 2, thence N 08° 46' 43" E along the West Line of said Lot 2, 730.25  
feet to the Northwest corner of said Lot 2, thence S 81° 31' 12" E along the North Line of  
said Lot 2, 299 64 feet, thence S 07° 28' 48" W, 20.46 feet, thence S 56° 30' 40" E along the  
North Line of said Lot 2, 215 53 feet to the Point of Beginning.

Subject to all easements, rights of way, restrictions and licenses affecting same, either written or implied

**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 parties of the Second Part, and unto their heirs and assigns, **FOREVER**, the said parties of the First Part 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 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 parties of the Second Part, and unto their heirs and assigns, **FOREVER**, against the lawful claims and demands of all persons whomsoever.

**IN WITNESS WHEREOF**, the said parties of the First Part have hereunto set their hands the day and year first above written

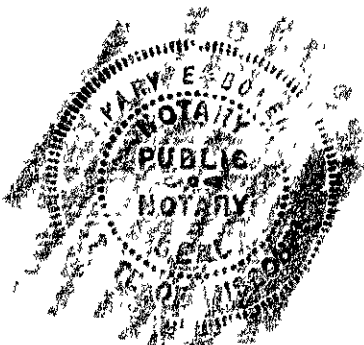
Keith E Haynes  
Keith E Haynes

Bernice B Haynes  
Bernice B Haynes

STATE OF MISSOURI )  
 ) ss  
COUNTY OF CAPE GIRARDEAU )

On this 11 day of April, 2006, before me personally appeared Keith E Haynes and Bernice B Haynes, to me known to be the persons described in and who executed the foregoing instrument and acknowledged to me 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



Mary E Boner  
Mary E. Boner, Notary Public  
State of Missouri  
County of Scott  
Commission No. \_\_\_\_\_  
My term expires. 11-03-06

(Note. This instrument was prepared by Mary Eftink Boner, Esq , Ludwig & Boner, L C., 502 West Main Street, Suite E, P O Box 310, Jackson, MO 63755-0310, without the benefit of a title examination. The property description and source of title herein was furnished by the parties herein and the attorney preparing this deed does not certify the accuracy of it.)