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**ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
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PAGES: 3**

WARRANTY DEED

This Warranty Deed made and entered into this 3rd day of August, 2018, by and between **William H. Curtis and Lisa D. Curtis, husband and wife**, of the County of Cape Girardeau, State of Missouri, hereinafter referred to as **GRANTORS**, and **Vance T. Hazelwood, Jr. and Nicole R. Hazelwood, husband and wife**, of the County of Cape Girardeau, State of Missouri, hereinafter referred to as **GRANTEES**. The mailing address of the Grantees is:

521 Bainbridge Road, Jackson, MO 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 Grantees 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:

See Attached Exhibit "A"

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; 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 Grantees, and unto their 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:

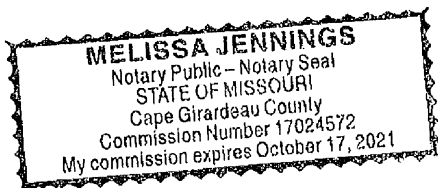
William H. Curtis
William H. Curtis

Lisa D. Curtis
Lisa D. Curtis

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

On this 3 day of August, 2018, before me personally appeared **William H. Curtis and Lisa D. Curtis, 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.



Melissa Jennings
Notary Public
My commission expires: _____

1806063

Exhibit "A"

A part of United States Private Survey No. 2255, Township 31 North, Range 13 East of the Fifth Principal Meridian, City of Jackson, County of Cape Girardeau, State of Missouri, being more particularly described as follows:

Beginning at a ½ inch iron pin (set) at the southwest corner of a parcel of land recorded in the land records of the County Recorder's Office as Tract No. 3 in Book No. 455 at page 966, said point also being the northwest corner of Bainbridge Subdivision as recorded in the land records of the County Recorder's Office in Plat Book No. 15 at Page No. 27 from which a ½ inch iron pin (found) at the southwest corner of said subdivision bears South 07 degrees 47' 15" West, 514.23 feet; thence along the north line of said subdivision the following courses and distances: South 83 degrees 02' 14" East, 336.60 feet to a ½ inch iron pin (set); thence South 09 degrees 55' 26" East, 30.15 feet; thence North 89 degrees 05' 25" East, 90.50 feet to a ½ inch iron pin (set); thence South 04 degrees 00' 00" West, 73.60 feet to a ½ inch iron pin (set); thence South 78 degrees 37' 05" East, 13.52 feet to a ½ inch iron pin (set) at the northwest corner of a tract of land recorded in the land records of the County Recorder's Office in Book No. 184 at page 39; thence leaving the north line of Bainbridge Subdivision and along the north line of said tract, South 79 degrees 47' 36" East, 106.82 feet to a point on the west right of way line of Bainbridge Road, said point being the beginning of a non-tangent curve concave to the southeast having a central angle of 37 degrees 55' 39" and a radius of 327.11 from which a radial line bears South 75 degrees 33' 59" East; thence along said curve and right of way line, 216.53 feet to the southwest corner of a tract of land recorded in the land records of the County Recorder's Office in Book No. 519 at page 561; thence North 31 degrees 05' 02" West, 257.56 feet along the westerly line of said tract to a 1-½ inch iron bar at the northwest corner of said tract; thence North 61 degrees 45' 14" East, 54.86 feet along the northerly line of said tract to a ½ inch iron pin (found) on the north line of U.S.P.S. No. 2255; thence North 82 degrees 47' 19" West, 196.86 feet along said north line to a ½ inch iron pin (set); thence along the north line of a parcel of land recorded in the land records of the County Recorder's Office as Tract No. 3 in Book No. 455 at page 966 the following courses and distances: South 8 degrees 02' 30" West, 15.00 feet to a ½ inch iron pin (set); thence North 82 degrees 47' 19" West, 336.60 feet to a ½ inch iron pin (set) at the northwest corner of said parcel; thence leaving said north line and along the west line of said parcel, South 8 degrees 02' 30" West, 315.16 feet to the Point of Beginning, containing 4.583 acres, as conveyed by Chris Bowen LS #2232 and recorded in the land records of the County Recorder's Office. It is the intent of this description to describe Tract 3 from the parcel of land recorded in the land records of the County Recorder's Office in Book No. 455 at Page No. 966.

AND

Lot 3B of Bainbridge Second Subdivision, a Re-Subdivision of Lots 3 thru 13, 15 and 16 of Bainbridge Subdivision in the City of Jackson, County of Cape Girardeau, Missouri, as shown by plat filed for record in Plat Book 19 at Page 88 in the land records of Cape Girardeau County, Missouri.

LESS AND EXCEPT Lot 16 of Bainbridge Subdivision in the City of Jackson, County of Cape Girardeau, Missouri, as shown by plat filed for record in Plat Book 15 at Page 27 in the land records of Cape Girardeau County, Missouri.

ALSO LESS AND EXCEPT that part conveyed to David B. Watkins and Jill D. Watkins, husband and wife, described in Warranty Deed recorded in Document No. 2007-05570 in the land records of Cape Girardeau County, Missouri.