

eRecorded  
DOCUMENT #  
**2024-02415**

**ANDREW DAVID BLATTNER**  
**RECORDER OF DEEDS**  
**CAPE GIRARDEAU COUNTY, MO**  
eRECORDED ON  
**04/04/2024 08:30:59 AM**  
**REC FEE: 27.00**  
**PAGES: 2**

## **Missouri General Warranty Deed**

**This Indenture**, Made on 26<sup>th</sup> day of March, 2024, by and between

**DYKE R. MARBLE, A SINGLE PERSON,**  
as GRANTOR, and

**TILSIT ROAD ANIMAL CLINIC PROPERTY, LLC, A MISSOURI LIMITED LIABILITY COMPANY,**

as GRANTEE, whose mailing address is: **2478 S. HOPE STREET**  
**JACKSON, MO 63755**

Property Address: **2478 S. HOPE ST., JACKSON, MO 63755**

WITNESSETH: THAT THE GRANTOR, in consideration of the sum of One Hundred Dollars (\$100.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Bargain, Sell, Convey and Confirm unto GRANTEE, GRANTEE'S heirs and assigns, the following described lots, tracts and parcels of land situated in the County of **CAPE GIRARDEAU** and State of **Missouri**, to wit:

**A parcel of land containing 4.46 acres, more or less, located in Survey No. 1266, Township 31 North, Range 12 East, described as follows: Start at a corner on the west line of said Survey No. 1266, said corner being the northeast corner of Survey No. 186; thence North 83° 0' West, along the north line of said Survey No. 186, 474.5 feet; thence following a property line North 19° 0' East, 517.4 feet; thence South 82° 0' East, 61.4 feet; thence North 17° 30' East, 704.2 feet; thence South 84° 0' East, 1789.1 feet for the point of beginning; thence South 11° 30' West, 442.8 feet for a corner; thence South 74° 0' East, 367.7 feet for a corner in the west right-of-way line of Missouri State Highway Route No. 25 thence North 23° 15' East, along said west right-of-way line, 268.9 feet; thence leaving said right-of-way line North 6° 30' East, 262.7 feet; thence North 84° 0' West, 393.5 feet to the point of beginning and contains 4.46 acres, more or less.**

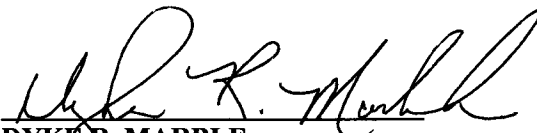
**Also a parcel of land containing 0.23 acres, more or less, located in Survey No. 1266, Township 31 North, Range 12 East, described as follows: Start at a corner on the west line of said Survey No. 1266, said corner being the northeast corner of Survey No. 186; thence North 83° 0' West, along the north line of said Survey No. 186, 474.5 feet; thence following a property line North 19° 0' East, 517.4 feet; thence South 82° 0' East, 61.4 feet; thence North 17° 30' East, 704.2 feet; thence**

South 84° 0' East, 2182.6 feet for the point of beginning; thence South 6° 30' West, 262.7 feet to a point in the west right-of-way line of Missouri State Highway No. 25; thence North 23° 15' East, along said west right-of-way line, 36.4 feet to the point of a curve to the left; thence along said curve to the left, having a radius of 1111.3 feet, 234.0 feet; thence leaving said right-of-way line North 84° 0' West, 59.5 feet to the point of beginning and contains 0.23 of an acre.

Subject to terms, conditions, restrictions, reservations and easements of record, if any.

TO HAVE AND TO HOLD The premises aforesaid with all singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto GRANTEE and unto GRANTEE'S heirs and assigns forever; the GRANTOR hereby covenanting that GRANTOR is lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that GRANTOR has good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by GRANTOR or those under whom GRANTOR claims, except as stated above and except for all taxes assessments, general and special, not now due and payable, and that GRANTOR will warrant and defend the title to the said premises unto GRANTEE and unto GRANTEE'S heirs and assigns forever, against the lawful claims and demands of all persons whomsoever. If two or more persons constitute the GRANTOR or GRANTEE, the words GRANTOR and GRANTEE will be construed to read GRANTORS and GRANTEES whenever the sense of this Deed requires.

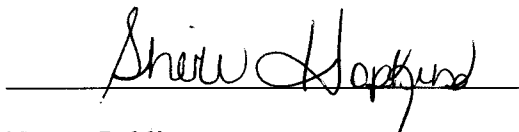
IN WITNESS WHEREOF, The GRANTOR has hereunto executed this instrument on the day and year above written.

  
DYKE R. MARBLE

State of Illinois  
County of Fayette

On this 26 day of March, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **DYKE R. MARBLE, A SINGLE PERSON** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed, and the said further declared that he is unmarried.

Witness my hand and Notarial Seal subscribed and affixed in said County and State, the day and year in this certificate above written.

  
Notary Public

My Term Expires: 08/10/2026

