

001157

GENERAL WARRANTY DEED

THIS INDENTURE, Made on the 25<sup>th</sup> day of January, A.D. One Thousand Nine Hundred and Ninety-Four, by and between CHARLOTTE C. McCRATE and MICHAEL G. McCRATE, Trustees of "THE CHARLOTTE C. McCRATE REVOCABLE LIVING TRUST AGREEMENT DATED NOVEMBER 22, 1991," pursuant to powers granted them in "Memorandum of Trust" dated November 22, 1991, and recorded in Book 654 at page 627, of the County of Cape Girardeau, in the State of Missouri, Party of the First Part, and APPLETON VALLEY FARM, INC., a Missouri corporation, of the County of Cape Girardeau, in the State of Missouri, Party of the Second Part: (mailing address of said first named grantee is P.O. Box 350 Jackson, Mo 63755).

WITNESSETH, That the said parties of the First Part, in consideration of Ten Dollars and Other Good and Valuable Consideration to them paid by the said party 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 party of the Second Part, its successors and assigns, the following described Lots, Tract or Parcels of Land, lying, being and situate in the County of Cape Girardeau and State of Missouri, to wit:

All of that part of United States Private Survey No. 797, and that part of United States Private Survey No. 324, and that part of United States Private Survey No. 2262, and that part of Fractional Sections 5 and 8, all in Township 31 North, Range 13 East of the Fifth Principal Meridian, in the County of Cape Girardeau, State of Missouri, described as follows:

Commence at a stone marking the Northwest corner of said United States Private Survey No. 324, said corner being also on an original corner to said United States Private Survey No. 2262, and said stone falling in an existing old North-South fenceline; thence North 8° 00' 00" East, 347.82 feet, to a point in Ridge Road, from which a set 1/2-inch diameter iron rod with a plastic cap stamped LS 1627 bears South 8° West, 25.00 feet; thence with said Road, South 72° 00' 00" East, 266.89 feet; thence North 70° 57' 52" East, 109.14 feet; thence leaving said Ridge Road, South 12° 53' 34" West, passing a 1/2-inch diameter rod on line at 25 feet, and a stone at 89.10 feet, 352.37 feet, to a set 1/2-inch diameter iron rod at an existing fence corner, on the North line of said United States Private Survey No. 324; thence with the North line of said Survey, South 82° 00' 00" East, 810.57 feet, to a wooden fence corner set in concrete; thence South 7° 27' 39" West, 615.07 feet, to a 1-inch iron pipe on the Northwest corner of a 38.65 acre tract originally conveyed to Alexander Smith in deed book 20, at page 464; thence South 8° 04' 06" West, 1186.49 feet, to a set 1/2-inch diameter iron rod with plastic cap marked LS 1627, in the existing Oak Hill gravel road; thence with said road the following, a 1/2-inch diameter iron rod with plastic cap marked LS 1627 set at each bend; South 11° 57' 06" West, 286.01 feet; thence South 20° 09' 06" West, 73.54 feet; thence South 35° 10' 06" West, 195.86 feet; thence South 41° 24' 06" West, 271.60 feet; thence South 18° 34' 06" West, 190.14 feet; thence leaving said Oak

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Hill Road, North 73° 15' 13" West, 644.08 feet, to a found 1/2-inch diameter iron rod; thence South 9° 53' 47" West, 323.09 feet, to a found 1/2-inch diameter iron rod on the North line of Bainbridge Road; thence with said North line, North 78° 03' 24" West, 50.03 feet; thence leaving the North line of said road, North 9° 53' 47" East, 327.31 feet to a found 1/2-inch diameter iron rod; thence North 73° 15' 13" West, 244.99 feet, to a found 1/2-inch diameter iron rod; thence South 10° 23' 47" West, 217.80 feet, to a found 5/8-inch diameter iron rod; thence North 87° 06' 13" West, 316.80 feet, to a found 1/2-inch diameter iron rod; thence South 09° 53' 47" West, 283.56 feet, to a found 1/2-inch diameter iron rod on the North line of Bainbridge Road, from which the Southeast corner of said United States Private Survey No. 797 bears South 9° 53' 47" West, 483.78 feet; thence North 62° 14' 01" West, 157.06 feet, to a found 1/2-inch diameter iron rod at the Eastern most corner of a tract described in Book 458, page 737; thence with the North line of said tract, being also the center of the old Bainbridge Road roadbed, North 40° 34' 22" West, 280.64 feet, to a set 1/2-inch diameter iron rod on the East line of Faddler Kenner Subdivision, said subdivision being recorded in Plat Book 15 at page 31; thence with the perimeter of said subdivision, and 1/2-inch diameter rods being found at all corners thereof, except as noted, as follows: thence North 14° 40' 38" East, 58.50 feet; thence North 48° 43' 00" West, 287.96 feet; thence North 36° 25' 42" West, 127.68 feet; thence North 55° 25' 49" West, 77.39 feet; thence North 70° 53' 15" West, 179.91 feet; thence South 43° 29' 08" West, 83.42 feet; thence South 21° 51' 32" West, 101.20 feet; thence South 19° 14' 27" West, 146.00 feet, to a set 1/2-inch diameter iron rod with plastic cap stamped LS 1627; thence South 27° 52' 03" West, 140.26 feet, to the intersection of the West line of said Faddler Kenner Subdivision with the North line of Bainbridge Road, said North line established as being 60 feet offset from the South line for said road established by Oak Forest Subdivision; thence along the North line of said Road, along the arc of a non-tangent curve, being concave to the South, having a radius of 522.89 feet, an included angle of 16° 07' 09", a distance of 147.11 feet, to the point of tangency of said curve (the chord across said arc bears North 85° 17' 22" West, 146.62 feet); thence South 86° 39' 03" West, 181.86 feet, to the point of curvature of a curve to the right, said curve having a radius of 310.34 feet; thence along the arc of said curve a distance of 83.50 feet, to the point of tangency to said curve; thence North 77° 56' 02" West, 50.09 feet, to the point of curvature of a curve to the left, said curve having a radius of 415.90 feet; thence along the arc of said curve a distance of 300.44 feet, to the point of tangency to said curve; thence South 60° 40' 34" West, 7.03 feet to the intersection of the East line of a tract conveyed to Kieth E. Haynes and Bernice B. Haynes, in deed book 207, page 15, with the North line of said Bainbridge Road, said point being marked by a set 1/2-inch diameter iron rod with a plastic cap stamped LS 1627; thence with the East line of said Haynes tract, North 08° 28' 00" West, 139.25 feet, to a bend in said East line, marked by a set 1/2-inch diameter iron rod with a plastic cap stamped LS 1627; thence North 9° 09' 38" East, 1571.22 feet, to a 12-inch Elm tree (dead), an existing fence corner at the Northeast corner of said Haynes Tract, and being on the South line of the former Forest Lacy tract; thence South 55° 14' 26" East, 318.14 feet, to a set 1/2-inch diameter iron rod with plastic cap stamped LS 1627; thence South 89° 39' 40" East,

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583.44 feet, to a set 1/2-inch diameter iron rod stamped LS 1627; thence North 9° 25' 20" East, 755.70 feet, to a set 1/2-inch diameter iron rod with plastic cap stamped LS 1627; thence South 81° 49' 40" East, 1372.14 feet, to a set 1/2-inch diameter iron rod with plastic cap, at an existing fence corner, marking the West line of said United States Private Survey No. 324; thence with the West line of said Survey, North 8° 10' 20" East, 702.90 feet, to the place of beginning and containing 167.845 acres, more or less, subject to existing public use in that part within Ridge Road, Oak Hill Road and Bainbridge Road, and being further subject to any and all easements in existence of record or otherwise.

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 party of the Second Part, and unto its successors 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 party of the Second Part, and unto its successors 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.

THE CHARLOTTE C. MCCRATE REVOCABLE  
LIVING TRUST AGREEMENT DATED  
NOVEMBER 22, 1991

By Charlotte C. McCrate  
Charlotte C. McCrate, Trustee

By Michael G. McCrate  
Michael G. McCrate, Trustee

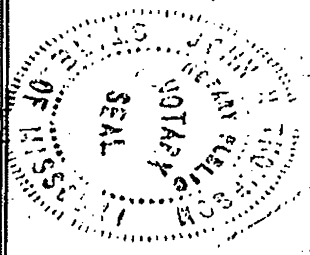
STATE OF MISSOURI )  
COUNTY OF CAPE GIRARDEAU ) SS.

On this 25<sup>th</sup> day of January, 1994, before me personally appeared Charlotte C. McCrate and Michael G. McCrate, as Trustees of THE CHARLOTTE C. MCCRATE REVOCABLE LIVING TRUST AGREEMENT DATED NOVEMBER 22, 1991, to me known, who being by me first duly sworn, acknowledged said instrument to be their free act and deed in their capacity as Trustees of The Charlotte C. McCrate Revocable Living Trust Agreement under the powers granted them as trustees in Memorandum of Trust of the Charlotte C. McCrate Revocable Living Trust Agreement, dated November 22, 1991, and recorded on in Book 654 at page 627 of the land records of Cape Girardeau County, Missouri, and acknowledged to me that they executed the same for the purpose therein stated. And the said Charlotte C. McCrate and Michael G. McCrate further declared that they executed said instrument in their capacity as Trustees of the Charlotte C. McCrate Revocable Living Trust Agreement, pursuant to their powers granted in said Trust.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state above mentioned on the day and year first above written.



Notary Public  
County of Cape Girardeau  
State of Missouri  
My term expires: March 3, 1996



STATE OF MISSOURI }  
County of Cape Girardeau, } SS

I hereby certify that this instrument was FILED FOR RECORD at the date and time shown hereon and is recorded in Book... 674 ... Page... 810 .....

JANET ROBERT  
Recorder of Deeds

By: Vickie Kuehling Deputy

**Filed for Record**  
155  
JAN 26 1994  
Janet Robert, Recorder  
Cape Girardeau County  
Jackson, Mo.

\$ 14.00  
400 pd.

CBJ