

ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
eRECORDED ON
05/23/2022 08:31:02 AM
REC FEE: 30.00
PAGES: 3

General Warranty Deed

THIS INDENTURE, made on the 20th day of May, 2022, by and between **Rhodes Real Estate Partners, L.P., a Missouri Limited Partnership**, of the County of Cape Girardeau, State of Missouri, **GRANTOR**, and **Mongoose Properties, LLC, a Missouri Limited Liability Company**, of the County of Cape Girardeau, State of Missouri, whose mailing address is 3193 County Rd 645, Cape Girardeau, MO 63701, **GRANTEE**.

WITNESSETH, That the said Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it paid by the said Grantee, the receipt of which is hereby acknowledged, does by these presents, *Grant, Bargain and Sell, Convey and Confirm*, unto the said Grantee, its successors and assigns, the following described real estate, lying, being and situate in the County of Cape Girardeau, State of Missouri, to-wit:


All that part of U.S. Surveys Two Hundred Thirty-Five (235), Seven Hundred Eighty Eight (788) and Fractional Section Seventeen (17) all in Township Thirty One (31) North, Range Thirteen (13) East, described as follows, to wit: Begin at the southwest corner of said U.S. Survey 788; thence South 33° 30' East, with the old Jackson Gravel Road, 144.5 feet; thence South 0° 30' West, with said road, 264.0 feet; thence South 38° 30' East, 45.5 feet to a corner in said road; thence South 85° West 598 feet to a stone for a corner; thence South 19° 50' West, 651.4 feet; thence North 68° 30' West, 864. 7 feet to the southeast corner of a 31.81 acre tract of land conveyed by Lowell Scott Bunch and Leona M. Bunch to Richard Calvin Conley and Carrie Ester Conley by deed dated October 11, 1943 and recorded in Book 124 Page 110 of the land records of Cape Girardeau County; thence North 21 ° 30' East, with an east line of said 31.81 acre tract, 878.3 feet; thence North 62° 45' West with a north line of said 31.81 acre tract 567.4 feet; thence North 34° 30' East, with an east line of said 31.81 acre tract, 787.0 feet to the southwest right of way line of U.S. Route 61; thence South 58° 15' East, with said right of way line, 80.0 feet; thence North 31 ° 45' East with an offset in said right of way line 50.0 feet; thence continue South 58° 15' East with said southwest right of way line 1435.8 feet; thence North 83° 16' West, 39.5 feet to a point on the east line of U.S. Survey 235; thence South 7° 30' West, 209.2 feet to the beginning corner.

LESS AND EXCEPT that part conveyed to Roger David Poythress and Bonnie R. Poythress, husband and wife by deed recorded in Book 646 at Page 389, land records of Cape Girardeau County, Missouri.

LESS AND EXCEPT that part conveyed to Bonnie Rhodes Poythress, Trustee of The Bonnie Rhodes Poythress Revocable Living Trust Agreement dated May 6, 1998, by deed

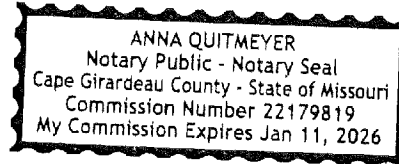
Warranty Deed was signed in behalf of such Limited Partnership by authority of its General Partner; and said Patricia Rhodes Bratton, Co-Trustee, acknowledged said instrument to be the free act and deed of such Limited Partnership.

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.



Notary Public

My commission expires:



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

On this 20th day of May, 2022, before me appeared G. Elaine Beussink, Co-Trustee, to me personally known, who, being by me duly sworn, did say that the Rhodes Family Limited Partnership Irrevocable Trust Agreement dated October 24, 1995, is the General Partner of Rhodes Real Estate Partners, L.P., a Missouri Limited Partnership, and that the within General Warranty Deed was signed in behalf of such Limited Partnership by authority of its General Partner; and said G. Elaine Beussink, Co-Trustee, acknowledged said instrument to be the free act and deed of such Limited Partnership.

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.



Notary Public

My commission expires:

