

eRecorded DOCUMENT # 2022-05662

ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
eRECORDED ON
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REC FEE: 30.00 PAGES: 3

## General Warranty Deed

THIS INDENTURE, made on the 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

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

recorded September 20, 2001 in Book 1149 at Page 255, land records of Cape Girardeau County, Missouri.

LESS AND EXCEPT that part conveyed to Schumer-Bening, L.L.C. by deed recorded April 30, 2012 in Document No. 2012-05295, land records of Cape Girardeau County, Missouri. SUBJECT TO easements retained in Book 646 at Page 3 89, and Book 1149 at Page 255 and Book 783 at Page 670, land records of Cape Girardeau County, Missouri.

SUBJECT TO any and all easements, restrictions, reservations and rights of way on record or now in effect.

TO HAVE AND TO HOLD the same, with all the rights, immunities, privileges and appurtenances thereto belonging, or in anywise appertaining unto the said Grantee, and unto its successors and assigns, FOREVER, the said Grantor hereby covenanting that it is lawfully seized of an indefeasible Estate in Fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear of any encumbrance done or suffered by it or those under whom it claims, and that it will WARRANT AND DEFEND the title to the said premises unto the said Grantee, and unto its successors and assigns, FOREVER, against the lawful claims and demands of all persons whomsoever.

*IN WITNESS WHEREOF*, the said Grantor has caused these presents to be signed by its General Partner(s) the day and year first above written.

Patricia Rhodes Bratton, Co-Trustee of the Rhodes Family Limited Partnership Irrevocable Trust Agreement dated October 24, 1995, General Partner

RHODES REAL ESTATE PARTNERS, L.P., a

Missouri Limited Partnership

G. Elaine Beussink, Co-Trustee of the Rhodes Family Limited Partnership Irrevocable Trust Agreement dated October 24, 1995, General Partner

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

On this <u>30</u> day of May, 2022, before me appeared Patricia Rhodes Bratton, 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 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:

ANNA QUITMEYER Notary Public - Notary Seal Cape Girardeau County - State of Missouri Commission Number 22179819 My Commission Expires Jan 11, 2026

STATE OF MISSOURI

SS.

COUNTY OF CAPE GIRARDEAU

On this 201 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:

KAELA CRIDDLE
Notary Public - Notary Seal
STATE OF MISSOURI
Comm. Number 15633120
Cape Girardeau County
My Commission Expires: July 22, 2023