

GENERAL WARRANTY DEED

015116

THIS INDENTURE, Made on the 14th day of December, A.D. 2000, by and between **WILLIAM J. UNGER and JANICE T. UNGER, husband and wife**, of the County of Cape Girardeau, in the State of Missouri, Parties of the First Part, and **WILLIAM J. UNGER and JANICE T. UNGER, Trustees, or their successors in trust, under the UNGER FAMILY LIVING TRUST, dated DECEMBER 14, 2000, and any amendments thereto**, of the County of Cape Girardeau, in the State of Missouri, Parties of the Second Part: (mailing address of said first named Grantee is 1044 Oakland, 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 Parties 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 Parties of the Second Part, their 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:

Tract A. All of Lot Three (3), Block Three (3), in Elmwood Addition to the City of Jackson, Cape Girardeau County, Missouri, also known as 932 Raines Avenue, Jackson, Missouri.

Tract B. A part of U.S.P.S. No. 2255, Township 31 North, Range 12 East, of the Fifth Principal Meridian, in the City of Jackson, State of Missouri more particularly described as follows:

Begin at the Northwest corner of the Stearns Tract, described in Book 212, Page 611 of the Cape Girardeau County Recorders Office, said point being on the South right of way line of Highland Drive; thence North 82° 42' 49" West, 73 feet along the South line of Highland Drive; thence South 3° 09' E, 157.40 feet to a ½ inch re-bar; thence South 84° 53' 34" East, 73.00 feet to a ½ inch re-bar; thence North 3° 18' 41" West, 154.66 feet to the point of beginning, containing 0.257 acres, more or less.

Tract C. All of Lot Three (3) in Block Two (2) of Beussink's Subdivision in the city of Jackson, Missouri, as shown by plat recorded in Plat Book 6 at Page 45.

Also, a part of U. S. P. Survey 2255 in the City of Jackson, Missouri, described as follows: Start at the Northeast corner of Lot 3, Block 2 of Beussink's Subdivision; thence South along the East line of said Subdivision a distance of 262.1 feet more or less; thence South 82° East, 96.5 feet; thence North 3 1/2° West, 262.1 feet; thence West to the point of beginning.

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 Parties of the Second Part, and unto their successors and assigns, **FOREVER**, the said Parties of the First Party hereby covenanting that they 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 Parties

of the Second Part, and unto their 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.

William J. Unger
 WILLIAM J. UNGER
Janice T. Unger
 JANICE T. UNGER

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

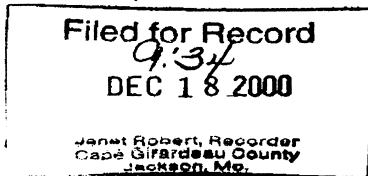
On this 14th day of December, 2000, before me, Mary Sue Oldham (name of notary), a Notary Public in and for said state, personally appeared **WILLIAM J. UNGER and JANICE T. UNGER, husband and wife**, to me known to be the persons described in and who executed the foregoing General Warranty Deed and acknowledged to me that they executed the same for the purposes therein stated.

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.

Mary Sue Oldham
 Mary Sue Oldham
 Notary Public
 County of Cape Girardeau
 State of Missouri
 My term expires: 02-12-2002

L:\HOME\MARYSUE\UNGER.GWD

\$21.00 pd.



JPR

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. 1092 Page. 357

JANET ROBERT
 Recorder of Deeds

By *Carol A. McIntyre*
 Deputy