

ANDREW DAVID BLATTNER  
RECORDER OF DEEDS  
CAPE GIRARDEAU COUNTY, MO  
eRECORDED ON  
12/17/2024 02:49:01 PM  
REC FEE: 27.00  
PAGES: 2

---

## WARRANTY DEED

This Warranty Deed made and entered into this 16<sup>th</sup> day of December, 2024, by and between **NITSCH FARMS, L.P., a Missouri Limited Partnership**, hereinafter referred to as **GRANTOR**, and **SM Richards Properties, LLC, a Missouri Limited Liability Company**, of the County of Cape Girardeau, State of Missouri, hereinafter referred to as **GRANTEE**. The mailing address of the Grantee is:

4879 Parkside Ct. Jackson, MO 63755

**WITNESSETH:** The Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration paid to the Grantor, the receipt of which is hereby acknowledged, does by these presents Grant, Bargain, and Sell, Convey and Confirm unto the Grantee the following described lots, tracts or parcels of land lying, being and situated in the County of Cape Girardeau and State of Missouri, to-wit:

A Part of U.S.P.S. No. 235, Township 31 North, Range 13 East of the Fifth Principal Meridian, City of Jackson, County of Cape Girardeau, State of Missouri and being more particularly described as follows:

Beginning at a 1/2" Iron Pin (Set) at the most Northerly Corner of Lot 1 of Annwood Estates, as recorded in Plat Book 17, at Page 30 in the Land Records of the County Recorder's Office; Thence along the West line of Lots 1 and 2 of Annwood Estates, S 64° 42' 40" W, 241.50 feet to a 1/2" Iron Pin (Set); Thence S 49° 21' 40" W, 117.20 feet to a 1/2" Iron Pin (Set) at the most Westerly Corner of Lot 2; Thence leaving said West line, N 55° 59' 05" W, 114.87 feet to the Centerline of Williams Creek; Thence along said centerline the following courses and distances: N 23° 53' 11" E, 94.53 feet; Thence N 07° 42' 41" E, 129.34 feet; Thence N 24° 30' 28" E, 94.46 feet to the South Right of Way line of Missouri State Highway 61; Thence S 58° 56' 20" E, 359.18 feet along said South Right of Way line to the Point of Beginning, containing 1.60 acres, more or less.

Description taken from Survey dated October 16, 2024 by R. Christopher Bowen, MO. PLS #2232, Bowen Engineering & Surveying.

**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 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 encumbrances done or suffered by it or those under whom it claimed title; and that it will warrant and defend the title to said premises unto the said Grantee, and unto its successors and assigns forever, against the lawful claims and demands of all persons.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set its hand the day and year first above written.

**GRANTOR:**

NITSCH FARMS, L.P., a Missouri Limited Partnership

BY NITSCH GIRLS, L.L.C, a Missouri Limited Liability Company, General Partner

BY: Cynthia A. Raganyi  
Cynthia A. Raganyi, Managing Member

BY: Lynette S. Moore  
Lynette S. Moore, Managing Member

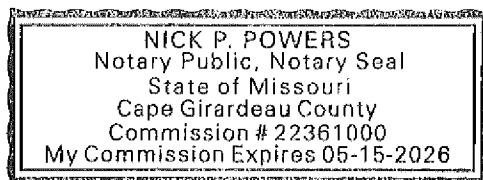
BY: Rhonda K. Norman  
Rhonda K. Norman, Managing Member

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

On this 16 day of December, 2024, before me personally appeared **Cynthia A. Raganyi, Lynette S. Moore, and Rhonda K. Norman, Managing Members of NITSCH GIRLS, L.L.C, General Partner of NITSCH FARMS, L.P., a Missouri Limited Partnership**, to me known to be the person described in and who executed the within Warranty Deed in behalf of said limited partnership and acknowledged to me that he or she executed the same for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year first above written.

Nick P. Powers  
Notary Public  
My commission expires:



2411106