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DOCUMENT #
2021-05750

ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
eRECORDED ON
04/23/2021 11:30:44 AM
REC FEE: 30.00
PAGES: 3

WARRANTY DEED

This Warranty Deed made and entered into this 23rd day of April, 2021, by and between **JACKSON CHAMBER OF COMMERCE, a Missouri Nonprofit Corporation a/k/a JACKSON CHAMBER OF COMMERCE OF JACKSON, MISSOURI**, hereinafter referred to as **GRANTOR**, and **William H. Cole and Susan J. Cole, husband and wife**, of the County of Cape Girardeau, State of Missouri, hereinafter referred to as **GRANTEES**. The mailing address of the Grantees is:

2511 Independence, Suite 100, Cape Girardeau, MO 63703

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 Grantees 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:

See Attached Exhibit A

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 Grantees and unto their heirs 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 Grantees, and unto their heirs and assigns forever, against the lawful claims and demands of all persons.

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

GRANTOR:

JACKSON CHAMBER OF COMMERCE, a
Missouri Nonprofit Corporation

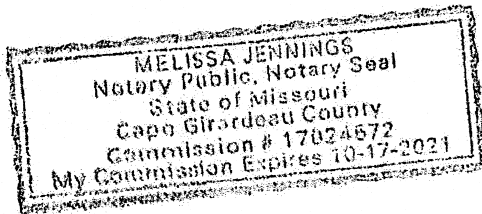
BY: B. Gerau
Brian Gerau, President

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

On this 23 day of April, 2021, before me personally appeared Brian Gerau the President of JACKSON CHAMBER OF COMMERCE, a Missouri Nonprofit Corporation a/k/a JACKSON CHAMBER OF COMMERCE OF JACKSON, MISSOURI, to me known to be the person described in and who executed the within Warranty Deed, and that said instrument was signed on behalf of said corporation, by authority of its Board of Directors; and said Brian Gerau acknowledged said instrument to be the free act and deed of said corporation.

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

Melissa Jennings
Notary Public
My commission expires:



2102148

Exhibit A

Part of Lot Number Twenty-Eight (28) of the Original Town, now City of Jackson, Cape Girardeau County, Missouri, described by metes and bounds as follows:

Beginning at the intersection of the West line of State Highway Number Twenty-Five (#25) with the South line of Main Street in the City of Jackson, Missouri, from which the Northeast corner of said Lot Number Twenty-Eight (28) bears South 82° East three (3) inches; thence run North 82° West with the South line of Main Street in said City One Hundred Forty-Two (142) feet; thence South 8° West One Hundred (100) feet; thence South 82° East Forty-Seven feet and Nine inches (47 ft. 9 in.); thence South 8° West Forty-Eight and Five-Tenths (48.5) feet to a corner in the South line of Lot Number Twenty-Eight of said City; thence South 82° East Ninety-Four feet, three inches (94 ft. 3 inches) to the West line of State Highway Number Twenty-Five (#25), and thence North 7° 3' East, with the West line of said State Highway, One Hundred Forty-Eight and Seventeen-Hundredths (148.17) feet to the place of beginning.

AND, Part of Lot Number Twenty-Eight (28) of the Original Town, now City of Jackson, Cape Girardeau County, Missouri, described by metes and bounds as follows:

Beginning at a point on the South line of said Lot Number Twenty-Eight (28) from which the Southwest corner of said Lot bears North 82° West Six feet and three inches (6 feet 3 inches); thence North 8° East Forty-Eight and Five-Tenths (48.5) feet; thence South 82° East Forty-Seven feet and Nine inches (47 feet 9 inches); thence South 8° West Forty-Eight and Five-Tenths (48.5) feet to the South line of said Lot Number Twenty-Eight (28), and thence North 82° West Forty-Seven feet and Nine inches (47 feet 9 inches) to the point of beginning, in the County of Cape Girardeau, State of Missouri.

LESS AND EXCEPT that part thereof conveyed to the State of Missouri, acting by and through the Missouri Highways and Transportation Commission recorded in Document No. 2015-13092 in the land records of Cape Girardeau County, Missouri.