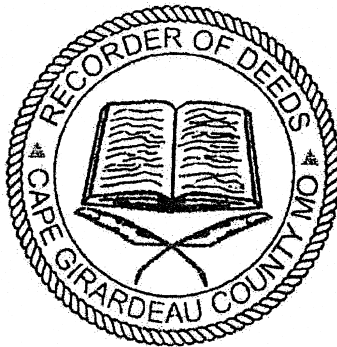




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Tx:4219095



**DOCUMENT #**  
**2023-09642**

**ANDREW DAVID BLATTNER**  
**RECORDER OF DEEDS**  
**CAPE GIRARDEAU COUNTY, MO**  
**RECORDED ON**  
**11/22/2023 10:53:25 AM**  
**REC FEE: 30.00**  
**PAGES: 3**

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## **GENERAL WARRANTY DEED**

THIS INDENTURE, made on the 31<sup>st</sup> day of December, 2022, by and between

**William H. Cole and Susan J. Cole, his wife**

of the County of Cape Girardeau, in the State of Missouri, GRANTORS, and

**CPM Investments, LLC, a Missouri limited liability company**

of the County of Cape Girardeau, in the State of Missouri, GRANTEE: (mailing address of said first named Grantee is 2511 Independence St., Suite 100, Cape Girardeau, MO 63701).

**WITNESSETH**, That the said Grantors, in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to them paid by the said Grantee, the receipt of which is hereby acknowledged, do by these presents, *Grant, Bargain and Sell, Convey and Confirm*, unto the said Grantee, its successors and assigns, the following described Lots, Tracts or Parcels of Land, lying, being and situate 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 Grantee, and unto its successors and assigns, FOREVER, the said Grantor hereby covenanting that they are 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 Grantee, and unto its successors and assigns, FOREVER, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands the day and year first above written.

GRANTOR

William H. Cole

William H. Cole

Susan J. Cole

Susan J. Cole

STATE OF MISSOURI )

County of Cape Girardeau )

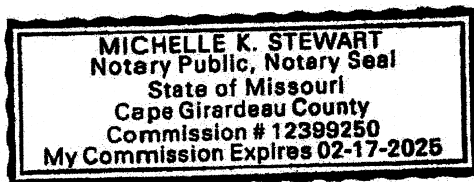
ss.

On this 31<sup>st</sup> day of December, 2022, before me personally appeared William H. Cole and Susan J. Cole, his wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

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

Michelle K. Stewart  
Notary Public

My commission expires: .



## 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 a 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.