



eRecorded  
DOCUMENT #  
2024-00396

ANDREW DAVID BLATTNER  
RECORDER OF DEEDS  
CAPE GIRARDEAU COUNTY, MO  
eRECORDED ON  
01/18/2024 11:13:07 AM  
REC FEE: 30.00  
PAGES: 3

---

## WARRANTY DEED

This Warranty Deed made and entered into this 17th day of January, 2024, by and between **Montgomery Bank, a non-fiduciary trust company**, hereinafter referred to as **GRANTOR**, and **SEMO RENTAL 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:

PO BOX 502, 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:

**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 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:**

Montgomery Bank, a non-fiduciary trust company

BY: Brandon Pylate  
Brandon Pylate,  
Commercial Relationship Manager

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

On this 17th day of January, 2024, before me personally appeared **Brandon Pylate, Commercial Relationship Manager of Montgomery Bank, a non-fiduciary trust company**, to me known to be the person described in and who executed the within Warranty Deed, in behalf of said corporation and acknowledged to me that he 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:



2401048

## EXHIBIT "A"

A parcel of land located in U.S.P. Survey No. 2255, Township 31 North, Range 12 East, in the City of Jackson, Cape Girardeau County, Missouri, described as follows: Start at the Southeast corner of Lot 10 of the James B. Rhodes Subdivision on the North line of Corinne Street in said City of Jackson; thence South 64° 30' East along said North line of Corinne Street 326.4 feet to the Southwest corner of the Sanders 3.0 acre tract; thence North 16° 15' East along the West line of said tract 227.5 feet for the point of beginning; thence continue North 16° 15' East along said West line 283.0 feet to point in the South line of the Cape Girardeau-Jackson Road; thence South 66° 00' East along said South line 117.0 feet; thence South 16° 36' West 265.5 feet; thence North 74° 38' West 114.4 feet to the point of beginning.

Also, a parcel of land located in U.S.P. Survey No. 2255, Township 31 North, Range 12 East, in the City of Jackson, Cape Girardeau County, Missouri, described as follows: Start at the Southeast corner of Lot 10 of the James B. Rhodes Subdivision on the North line of Corinne Street in the City of Jackson, Missouri; thence South 64° 30' East along the North line of Corinne Street 326.4 feet to the Southwest corner of the Sander 3 acre tract; thence North 16° 15' East 227.5 feet; thence South 74° 38' East 114.4 feet [Deed: North 74° 38' East 114.4 feet] to the point of beginning; thence continue South 74° 38' East 141.6 feet [Deed: North 74° 38' East 141.6 feet] for a corner; thence North 22° East 59.2 feet for a corner; thence North 66° 34' West 148.5 feet for a corner; thence South 16° 36' West 79.6 feet to the point of beginning.

2401048