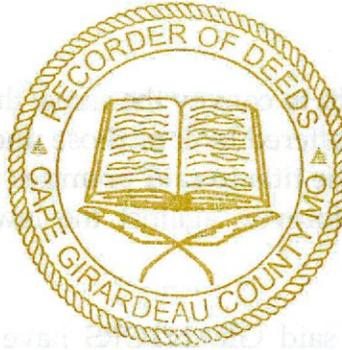




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DOCUMENT #  
**2026-00343**

**ANDREW DAVID BLATTNER**  
**RECORDER OF DEEDS**  
**CAPE GIRARDEAU COUNTY, MO**  
**RECORDED ON**  
**01/14/2026 08:02:39 AM**  
**REC FEE: 33.00**  
**PAGES: 4**

# **GENERAL WARRANTY DEED**

**THIS DEED**, Made and entered into this *12<sup>th</sup>* day of **JANUARY, 2026**, by and between

**Mongoose Properties, LLC, a Missouri limited liability company**

Of the **COUNTY** of **CAPE GIRARDEAU**, State of **MISSOURI**, hereinafter collectively referred to as "Grantor", and

**Adam Christopher Liley and Nicole Marie Liley, husband and wife**

Grantees mailing address: 11216 Wood Duck Lane, Marble Hill, MO 63764

Of the **COUNTY** of **BOLLINGER**, State of **MISSOURI**, hereinafter referred to as "Grantees"

**WITNESSETH**, the Grantor, for and in consideration of the sum of One Dollar and other valuable consideration paid to the Grantor, the receipt of which is hereby acknowledged, does or do by these presents **GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM** unto the said Grantees, their heirs, successors and assigns, the following described Real Estate, situated in the **COUNTY** of **CAPE GIRARDEAU** and State of Missouri, to wit:

All of Lot Two (2) of <sup>Blues</sup> ~~Blue~~ Highway Center, a subdivision in the City of Jackson, County of Cape Girardeau, Missouri as shown by plat recorded in Document No. 2025-07576, land records of Cape Girardeau, Missouri.

Subject to any easements, reservations, or restrictions on record or now in effect.

**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, successors and assigns **FOREVER**, the said Grantor hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises

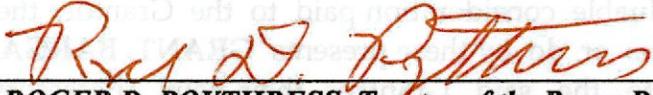
herein conveyed; that it has good right to convey the same: that the said premises are free and clear of any encumbrances done or suffered by it or those under whom it claims title; and that it will **WARRANT AND DEFEND** the title to said premises unto the said Grantees, and unto their heirs, successors and assigns forever, against the lawful claims and demands of all persons.

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

*Mongoose Properties, LLC, a Missouri limited liability company*

  
\_\_\_\_\_  
**JEFFREY M. GREMMELS, Trustee of the Jeffrey M. Gremmels Living Trust dated June 23, 2009, Member**

  
\_\_\_\_\_  
**FRANK R. DIETIKER, JR., Member**

  
\_\_\_\_\_  
**ROGER D. POYTHRESS, Trustee of the Roger D. Poythress Revocable Living Trust dated June 26, 2007, Member**

STATE OF MISSOURI )  
 )ss.  
COUNTY OF BOLLINGER )

On this 13<sup>th</sup> day of January, 2026, before me **Donnia M. Beshler**, a Notary Public in and for said state, personally appeared **Jeffrey M. Gremmels, Trustee of the Jeffrey M. Gremmels Living Trust dated June 23, 2009**, who being duly sworn, did say that he is one of the **three Members of Mongoose Properties, LLC, a Missouri limited liability company**, and that the foregoing instrument was signed on behalf of said Mongoose Properties, LLC, by authority of its members, and acknowledged to me that he executed the same for the purposes therein stated.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written



*Donnia M. Beshler*  
\_\_\_\_\_  
**Donnia M. Beshler, Notary Public**  
My term expires: July 26, 2028

STATE OF MISSOURI )  
 )ss.  
COUNTY OF BOLLINGER )

On this 13<sup>th</sup> day of January, 2026, before me **Donnia M. Beshler**, a Notary Public in and for said state, personally appeared **Frank R. Dietiker, Jr.**, who being duly sworn, did say that he is one the **three Members of Mongoose Properties, LLC, a Missouri limited liability company**, and that the foregoing instrument was signed on behalf of said Mongoose Properties, LLC, by authority of its members, and acknowledged to me that he executed the same for the purposes therein stated.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written



*Donnia M. Beshler*  
\_\_\_\_\_  
**Donnia M. Beshler, Notary Public**  
My term expires: July 26, 2028

STATE OF FLORIDA )  
 )ss.  
COUNTY OF walton )

On this 12 day of **January, 2026**, before me Chris C Dance, a Notary Public in and for said state, personally appeared **Roger D. Poythress, Trustee of the Roger D. Poythress Revocable Living Trust dated June 26, 2007**, who being duly sworn, did say that he is one of the **three Members of Mongoose Properties, LLC, a Missouri limited liability company**, and that the foregoing instrument was signed on behalf of said Mongoose Properties, LLC, by authority of its members, and acknowledged to me that he executed the same for the purposes therein stated.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written

*[Signature]*  
\_\_\_\_\_  
Donna M. Basher, Notary Public  
My term expires July 26, 2028

Chris C Dance  
**Notary Public**  
My term expires: 04/11/2026



On this 12 day of **January, 2026**, before me Chris C Dance, a Notary Public in and for said state, personally appeared **Roger D. Poythress, Trustee of the Roger D. Poythress Revocable Living Trust dated June 26, 2007**, who being duly sworn, did say that he is one of the **three Members of Mongoose Properties, LLC, a Missouri limited liability company**, and that the foregoing instrument was signed on behalf of said Mongoose Properties, LLC, by authority of its members, and acknowledged to me that he executed the same for the purposes therein stated.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written

*[Signature]*  
\_\_\_\_\_  
Donna M. Basher, Notary Public  
My term expires July 26, 2028

