



ANDREW DAVID BLATTNER  
RECORDER OF DEEDS  
CAPE GIRARDEAU COUNTY, MO  
eRECORDED ON  
03/22/2024 08:34:23 AM  
REC FEE: 27.00  
PAGES: 2

### GENERAL WARRANTY DEED

THIS INDENTURE, made on the **21<sup>st</sup> day of March, 2024** by and between **Charity Jacobs, a single person and Randy E. Jennings Jr., a single person**, of the County of Cape Girardeau, in the State of Missouri, **Grantors**, and **Jamie D. Lenagar and Kevin E. Lenagar, a married couple**, of the County of Cape Girardeau, in the State of Missouri, **Grantees** (mailing address of said first named grantee is 2457 Smith Trail, Jackson, MO 63755):

WITNESSETH, That the said Grantors, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration to them paid by the said Grantees, the receipt of which is hereby acknowledged, do by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said Grantees, their heirs 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:

**Lot Four (4) of East Ridge Place Subdivision in the City of Jackson, County of Cape Girardeau as shown by plat recorded as Document No. 2007-17214 in the land records of Cape Girardeau County, Missouri.**

SUBJECT to any and all restrictions, reservations, easements, zoning restrictions and rights-of-way of 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 and assigns, FOREVER, the said Grantors 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; and 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 Grantees, and unto their heirs 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.



**Charity Jacobs**



**Randy E. Jennings Jr.**

STATE OF MISSOURI

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) SS.  
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COUNTY OF CAPE GIRAREAU

On this 21<sup>st</sup> day of March, 2024, before me appeared Charity Jacobs, a single person and Randy E. Jennings Jr., a single person, to me known to be the persons described in and who executed the foregoing General Warranty Deed 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 at my office in said County and State the day and year first above written.



**Shannon Hoehn**

**Notary Public**

My commission expires: **01/20/27**

