

GENERAL WARRANTY DEED (Individual)

00021626

This Deed, Made and entered into this 27TH day of JUNE, 2000, by and between Morton B. Estes and Lillian R. Estes, Husband and Wife

of the County of Cape Girardeau, State of Missouri, party or parties of the first part, and

STEVEN SEBAUGH AND LINDA M. SEBAUGH, HUSBAND AND WIFE

MAILING ADDRESS: 1508 KIMBELAND, JACKSON, MO 63755

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of the County of Cape Girardeau, State of Missouri party or parties of the second part.

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WITNESSETH, that the said party or parties of the first part, for and in consideration of the sum of One Dollar and other valuable considerations paid by the said party or parties of the second part, the receipt of which is hereby acknowledged, does or do by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said party or parties of the second part, the following described Real Estate, situated in the County of Cape Girardeau and State of Missouri, to-wit:

Lots Sixteen (16) and Seventeen (17) of Country Club Place Subdivision in the City of Jackson, County of Cape Girardeau, Missouri, as shown by plat recorded in Plat Book 11 at page 19.

That portion of Lot Eighteen (18) of Country Club Place Subdivision in the City of Jackson, County of Cape Girardeau, Missouri, as shown by plat recorded in Plat Book 11 at page 19, described as follows: Start at the southwest corner of said Lot No. 18, the place of beginning; thence South 80 degrees 54' East with the south line of said Lot No. 18, 176.53 feet to the southeast corner of said Lot No. 18; thence North 26 degrees 01' East, 47.03 feet; thence North 80 degrees 54' West, 189.32 feet to a point on the west line of said Lot No. 18; thence South 10 degrees 14' West, 45.0 feet to the place of beginning.

Subject to Building lines, easements, restrictions and conditions of record, if any, and to any zoning law or ordinance affecting the herein described property.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever.

The said party or parties of the first part hereby covenanting that said party or parties and the heirs, executors, administrators and assigns of such party or parties, shall and will WARRANT AND DEFEND the title to the premises unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever, against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 2000 and thereafter, and special taxes becoming a lien after the date of this deed.

IN WITNESS WHEREOF, the said party or parties of the first part has or have hereunto set their hand or hands the day and year first above written.

Morton B. Estes
Morton B. Estes

Lillian R. Estes
Lillian R. Estes

STATE OF MISSOURI }
County of Cape Girardeau } ss. On this 27TH day of JUNE, 2000.

Lots Sixteen (16) and Seventeen (17) of Country Club Place Subdivision in the City of Jackson, County of Cape Girardeau, Missouri, as shown by plat recorded in Plat Book 11 at page 19.

That portion of Lot Eighteen (18) of Country Club Place Subdivision in the City of Jackson, County of Cape Girardeau, Missouri, as shown by plat recorded in Plat Book 11 at page 19, described as follows: Start at the southwest corner of said Lot No. 18, the place of beginning; thence South 80 degrees 54' East with the south line of said Lot No. 18, 176.53 feet to the southeast corner of said Lot No. 18; thence North 26 degrees 01' East, 47.03 feet; thence North 80 degrees 54' West, 189.32 feet to a point on the west line of said Lot No. 18; thence South 10 degrees 14' West, 45.0 feet to the place of beginning.

Subject to Building lines, easements, restrictions and conditions of record, if any, and to any zoning law or ordinance affecting the herein described property.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever.

The said party or parties of the first part hereby covenanting that said party or parties and the heirs, executors, administrators and assigns of such party or parties, shall and will **WARRANT AND DEFEND** the title to the premises unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever, against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 2000 and thereafter, and special taxes becoming a lien after the date of this deed.

IN WITNESS WHEREOF, the said party or parties of the first part has or have hereunto set their hand or hands the day and year first above written.

Morton B. Estes
Morton B. Estes

Lillian R. Estes
Lillian R. Estes

STATE OF MISSOURI }
County of Cape Girardeau } ss. On this 27TH day of JUNE, 2000.

before me personally appeared Morton B. Estes and Lillian R. Estes, Husband and Wife, to me known to be the person or 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 in the County and State aforesaid, the day and year first above written.

Joy E. Baldwin
JOY E. BALDWIN
Notary Public - Notary Seal
State of Missouri
Cape Girardeau County
My Commission Expires January 30 2004

My term expires:

Filed for Record
9:18
JUN 28 2000
Janet Robert, Recorder
Cape Girardeau County
Jackson, Mo.

\$21.00 chg.

Metro

STATE OF MISSOURI }
County of Cape Girardeau, } ss

I hereby certify that this instrument
was FILED FOR RECORD at the date
and time shown hereon and is recorded in
Book. 1066 Page. 263

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JANET ROBERT
Recorder of Deeds
By *Vickie Buehling*
Deputy