

eRecorded DOCUMENT # 2021-13604

ANDREW DAVID BLATTNER RECORDER OF DEEDS CAPE GIRARDEAU COUNTY, MO eRECORDED ON 10/08/2021 11:32:09 AM

> REC FEE: 27.00 PAGES: 2

WARRANTY DEED

This Warranty Deed made and entered into this _____ day of October, 2021, by and between Montgomery Bank, N.A., hereinafter referred to as GRANTOR, and KB413, 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: P.O. Box 290, 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:

That part of U.S. Survey 788 and 202, Township 31 North, Range 13 East, Cape Girardeau County, Missouri, described as follows: From the Southwest corner of Fractional Section 9, Township 31 North, Range 31 East, go North 84° West 132 feet with the north line of U.S. Survey 788 for a corner; thence South 18° 11' West (old incorrect bearing being South 21° 30' West) 248 feet for the point of beginning on the south right-of-way line of an overhead road to Interstate Route 55; thence South 18° 11' West 387 feet for a corner on the north right-of-way line of Cape LaCroix Road; thence South 48° 51' East 582.1 feet with said Cape LaCroix Road line for a corner on the west right-of-way line of Interstate Route 55; thence North 68° 15' East 46.3 feet with said right-of-way; thence North 13° 12' West 101.1 feet with said right-of-way; thence North 21° 45' West 715 feet with said right-of-way; thence South 68° 15' West 78 feet with said right-of-way to the point of beginning, containing 3.67 acres more or less, of which 2.81 acres is in Survey 788 and 0.86 acres is in Survey 202.

That part of U.S. Survey 202, Township 31 North, Range 13 East, Cape Girardeau County, Missouri, described as follows: From the Southwest corner of Fractional Section 9, Township 31 North, Range 13 East, go North 84° West 132 feet with north line of U.S. Survey 788 for a corner; thence South 18° 11' West (old incorrect bearing South 21° 30' West) 248 feet for a corner on the south right-of-way line of an overhead road to Interstate Route 55, the point of beginning; thence South 18° 11' West 387 feet for a corner on the north right-of-way line of the Cape LaCroix Road; thence North 48° 51' West 380 feet with said Cape LaCroix Road line for a corner on south right-of-way line of the overhead

road to Interstate Route 55; thence North 70° 01' East with said overhead road line 220.3 feet; thence North 68° 39' East with said overhead road line 93 feet; thence North 68° 15' East with said overhead road line 112 feet to the point of beginning, containing 1.46 acres more or less.

EXCEPT that part conveyed to Cape Special Road District by Deed recorded in Book 341 at Page 865 in the land records of Cape Girardeau County, Missouri.

ALSO EXCEPT that part described in Report of Commissioners dated June 12, 2007 and recorded June 18, 2007 in Document No. 2007-08770 in the land records of Cape Girardeau County, Missouri.

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, N.A.

James P. Limbaugh, Presiden

STATE OF MISSOURI)
COLDITY OF CADE CIDADDEAL) ss.
COUNTY OF CAPE GIRARDEAU)

On this _____ day of October, 2021, before me personally appeared James P. Limbaugh, the President of Montgomery Bank, N.A., 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.

Notary Public

My commission expires:

STEPHANIE A. MUELLER
Notary Public - Notary Seal
STATE OF MISSOURI
Perry County
My Commission Expires: June 21, 2023
Commission #15421492