



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 8 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.

AND

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

