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ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
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PAGES: 2

GENERAL WARRANTY DEED

THIS INDENTURE, made on the **14TH day of November, 2022** by and between **Justin Brown and Molly Brown, husband and wife**, of the County of Cape Girardeau, in the State of Missouri, **Grantors**, and **Matthew L. Kearney and Monica L. Kearney, husband and wife**, of the County of Cape Girardeau, in the State of Missouri, **Grantees** (mailing address of said first named grantee is 3151 Oak Ridge Dr., Jackson, Missouri 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:

Lots Seven (7) and Eight (8) of Ridge Subdivision Unit III in the City of Jackson, Cape Girardeau County, Missouri, as shown by plat recorded in Plat Book 18 at Page 47.

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.

MELISSA M. GLOVER
Notary Public, Notary Seal
State of Missouri
Cape Girardeau County
Commission # 13444896
My Commission Expires 04-18-2025