

eRecorded
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2023-03455

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

GENERAL WARRANTY DEED

THIS Deed, Made and entered into on the 3rd day of May, 2023, by and between **Myra R. Hurt a/k/a Myra Hurt, a single person** of the County of Cape Girardeau, in the State of Missouri, **Grantor**, and **John W. Bening, Trustee of the John W. Bening Amended & Restated Revocable Trust Indenture dated July 21, 2009, as amended and restated**, of the County of Cape Girardeau, in the State of Missouri, **Grantee**, whose mailing address is: 4153 Jackson Blvd., Jackson, MO 63755:

WITNESSETH, That the said Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration to her paid by the Grantee, the receipt of which is hereby acknowledged, do by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said Grantee, his successors 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:

All of Lots Two (2), Three (3), and Four (4) in Block Three (3) of Southwestern Realty & Improvement Company Subdivision in the City of Jackson, Missouri, as shown by plat recorded in Plat Book 2 at Page 27 of the land records of Cape Girardeau County, Missouri.

ALSO part of Lot 1 and all of Lots 3 and 4 of Collier Subdivision in the City of Jackson, Missouri, as shown by plat recorded in Plat Book 19 at Page 7 of the land records of Cape Girardeau County, Missouri.

LESS AND EXCEPT that part conveyed in General Warranty Deed recorded as Document No. 2006-02883 on March 6, 2006 of the Cape Girardeau County, Missouri land records.

Being and intended to be the same property as conveyed in Second Amended Affidavit to Establish Title of Distributees of Decedent Where Total Estate is Less than \$40,000.00 recorded as Document No. 2023-02485 on April 4, 2023 of the Cape Girardeau County, Missouri land records.

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 Grantee, and unto their heirs, successors and assigns, FOREVER, the said Grantor hereby covenanting that she is lawfully seized of an indefeasible Estate in Fee in the premises herein conveyed; that she has good right to convey the same; and that the said premises are free and clear of any encumbrance done or suffered by her or those under whom she claims, and that she will WARRANT AND DEFEND the title to the said premises unto the said Grantee, and unto his successors and assigns, FOREVER, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand the day and year first above written.

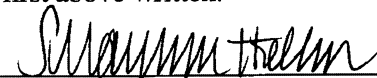


Myra R. Hurt a/k/a Myra Hurt

State of Missouri)
) SS.
County of Cape Girardeau)

On this 3rd day of May, 2023, before me appeared Myra R. Hurt a/k/a Myra Hurt, to me known to be the person described in and who executed the foregoing General Warranty Deed and acknowledged that she executed the same for the purposes therein stated. The said Myra R. Hurt a/k/a Myra Hurt further declared herself to be single and unmarried.

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: 1/20/2027

