

TITLE OF DOCUMENT:	GENERAL WARRANTY DEED
DATE OF DOCUMENT:	MARCH 2, 2022
GRANTORS:	BURNA D. WALKER
GRANTORS' MAILING ADDRESS:	333 WEST MARY STREET JACKSON, MISSOURI 63755
GRANTORS' DEED RECORDING:	DOCUMENT NO. 2013-04394
GRANTEE:	CITY OF JACKSON, MISSOURI 101 COURT ST. JACKSON, MISSOURI 63755
PROPERTY ADDRESS:	333 WEST MARY STREET JACKSON, MISSOURI 63755
LEGAL DESCRIPTION OF RIGHT OF WAY:	SEE PAGE 3 OF DEED

ROUTE: W. Mary Street
COUNTY: Cape Girardeau
PROJECT: Mary St. Bridge and Sidewalks
PARCEL: Tract No. 4

GENERAL WARRANTY DEED

(1) **PARTIES**: THIS AGREEMENT, made this 2nd day of March, 2022, by and between Burna D. Walker, of the County of Cape Girardeau, State of Missouri, Grantors, and the City of Jackson, State of Missouri, Grantee.

GRANTOR'S SITE ADDRESS: 333 W. Mary Street, Jackson, MO 63755

GRANTEE'S ADDRESS: 101 Court Street, Jackson, MO 63755

(2) **CONSIDERATION**: Grantors, in consideration of the sum of ONE AND NO/100TH DOLLARS (\$1.00) to be paid by the City of Jackson, the receipt of which is hereby acknowledged, does/do hereby grant, bargain and sell, convey and confirm fee simple title in the property described in this deed.

(3) **PROPERTY DESCRIPTION**: Grantors convey to the City of Jackson the following described real estate and interests in real estate in the County of Cape Girardeau, State of Missouri:

A tract of land described in Exhibit "A" and depicted on the Plat contained in Exhibit "B" both attached hereto and incorporated herein for all purposes.

Subject to any and all easements, restrictions, conditions, etc. of record.

(4) **RIGHTS OF GRANTEE**: Grantee shall obtain all rights, privileges, appurtenances and immunities belonging to the Grantors, their successors and assigns forever.

(5) **WARRANTY**: Grantors hereby covenant that they are lawfully seized of an indefeasible estate in fee in the premises herein conveyed. Grantors covenant that they have good right to convey the property. Grantors covenant that the said premises are free and clear of any encumbrances done or suffered by them or those under whom they claim; and that they will warrant and defend the title to said premises unto the City of Jackson and unto its successors and assigns, forever, against the lawful claims and demands of all persons whomsoever.

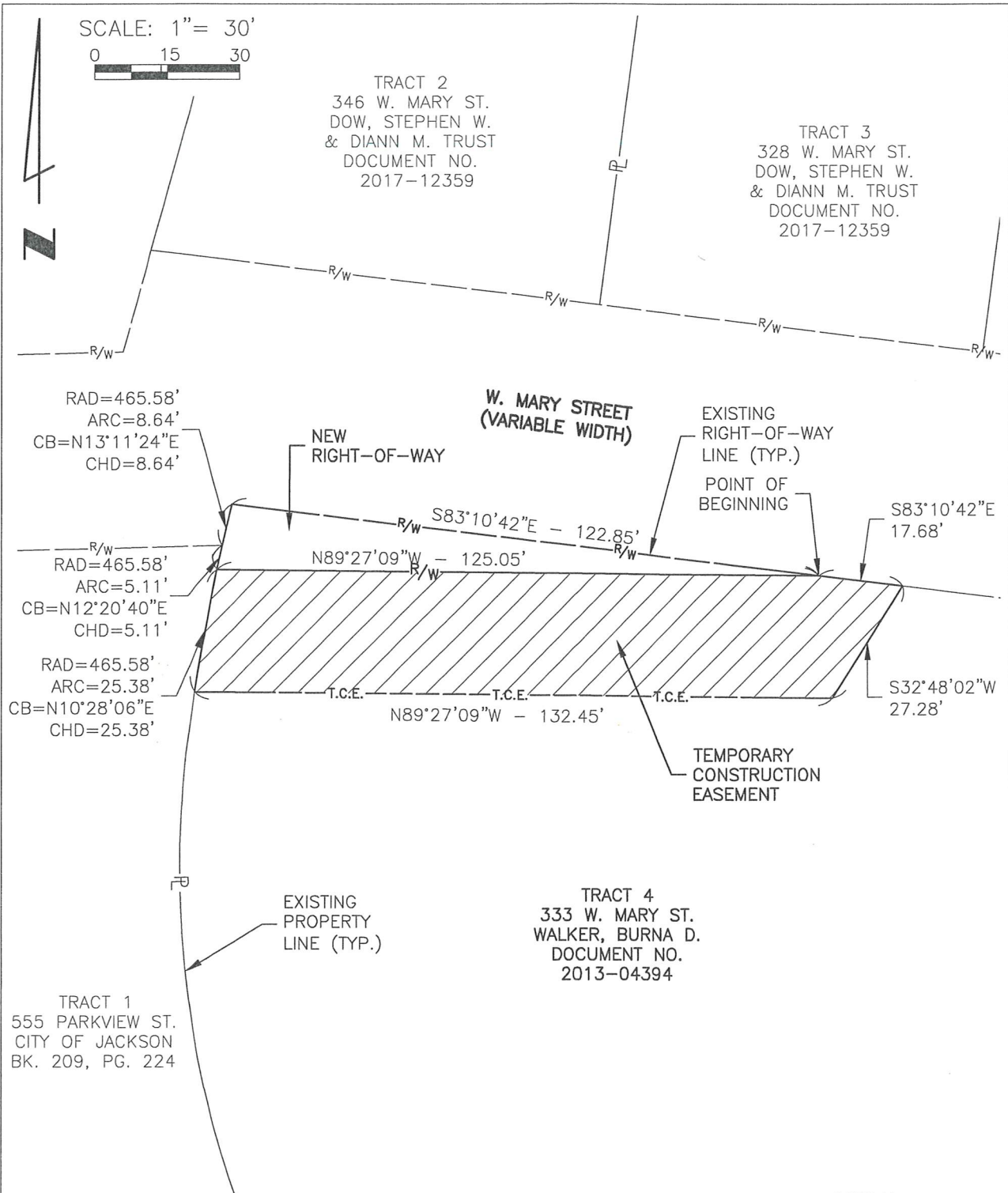
My Commission Expires: May 13, 2024

Exhibit A

NEW RIGHT-OF-WAY

A part of a tract of land as recorded in Document No. 2013-04394 of the Cape Girardeau County Records situated in U.S. Surveys 322 and 2250, Township 31 North, Range 12 East of the 5th P.M., and being more particularly described as follows:

Commencing at a found iron rod with cap at the southwest corner of a tract of land described in Deed Document No. 2016-05321 the Cape Girardeau County Records; thence N88°26'46"W 627.68 feet to the centerline of W. Mary Street (variable width); thence leaving said centerline S04°44'57"W 21.05 feet to a point in the existing south right-of-way of W. Mary Street, said point being the point of beginning of the tract of land herein described; thence leaving said existing south right-of-way along the new south right-of-way of W. Mary Street N89°27'09"W 125.05 feet to the west property line of a tract of land described in Document No. 2013-04394 of the Cape Girardeau County Records; thence with said west property line along a curve deflecting to the right having a radius of 465.58 feet, an arc length of 5.11 feet, and a chord course of N12°20'40"E 5.11 feet to the existing south right-of-way of W. Mary Street (variable width); thence with said existing south right-of-way the following courses: along a curve deflecting to the right having a radius of 465.58 feet, an arc length of 8.64 feet, and a chord course of N13°11'24"E 8.64 feet; S83°10'42"E 122.85 feet to the point of beginning containing 0.02 acres (840 square feet), the location of which is shown graphically on the attached Exhibit "B".

**EXHIBIT "B"**

INITIAL:

A TRACT OF LAND BEING PART OF U.S. SURVEYS 322 AND 2250,
TOWNSHIP 31 NORTH, RANGE 12 EAST
DOCUMENT NO. 2013-04394
CAPE GIRARDEAU COUNTY, MISSOURI