

<b>TITLE OF DOCUMENT:</b>	<b>GENERAL WARRANTY DEED</b>
<b>DATE OF DOCUMENT:</b>	<b>MARCH 18, 2022</b>
<b>GRANTOR:</b>	<b>JEFFREY A. LONG AND LOIS F. LONG</b>
<b>GRANTORS MAILING ADDRESS:</b>	<b>401 NORTH RUSSELL AVENUE JACKSON, MISSOURI 63755</b>
<b>GRANTORS DEED RECORDING:</b>	<b>DOCUMENT NO. 2014-00655</b>
<b>GRANTEE:</b>	<b>CITY OF JACKSON, MISSOURI 101 COURT ST. JACKSON, MISSOURI 63755</b>
<b>PROPERTY ADDRESS:</b>	<b>401 NORTH RUSSELL AVENUE JACKSON, MISSOURI 63755</b>
<b>LEGAL DESCRIPTION OF EASEMENT:</b>	<b>SEE PAGE 3 OF DEED</b>

ROUTE: W. Mary Street  
COUNTY: Cape Girardeau  
PROJECT: Mary St. Bridge and Sidewalks  
PARCEL: Tract No. 7

### GENERAL WARRANTY DEED

(1) **PARTIES**: THIS AGREEMENT, made this 18<sup>th</sup> day of March, 2022, by and between Jeffrey A. Long and Lois F. Long, of the County of Cape Girardeau, State of Missouri, Grantors, and the City of Jackson, State of Missouri, Grantee.

GRANTOR'S SITE ADDRESS: 401 Russell Avenue, Jackson, MO 63755

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

(2) **CONSIDERATION**: Grantors, in consideration of the sum of ONE AND NO/100<sup>TH</sup> 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.

(6) DATE: IN WITNESS WHEREOF, the said Grantors executed the above the day and year first above written.

By: Jeffrey Long /  Signature

JEFFREY A. LONG / LOIS F. LONG Grantor  
Print Name

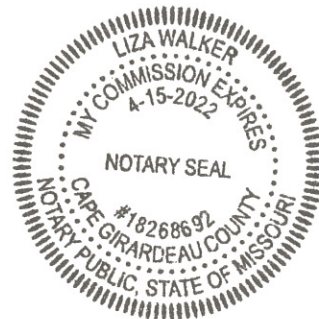
**ACKNOWLEDGEMENT**

STATE OF MISSOURI )  
                                      ) SS  
COUNTY OF                 )

On this 18th day of March, 2022 before me appeared Jeffrey A + Lois F. Long, personally known to me to be the persons who executed the foregoing instrument and acknowledged to me that they executed the same as their free act and deed as the grantors.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid the day and year written above.

Liza Walker  
Notary Public



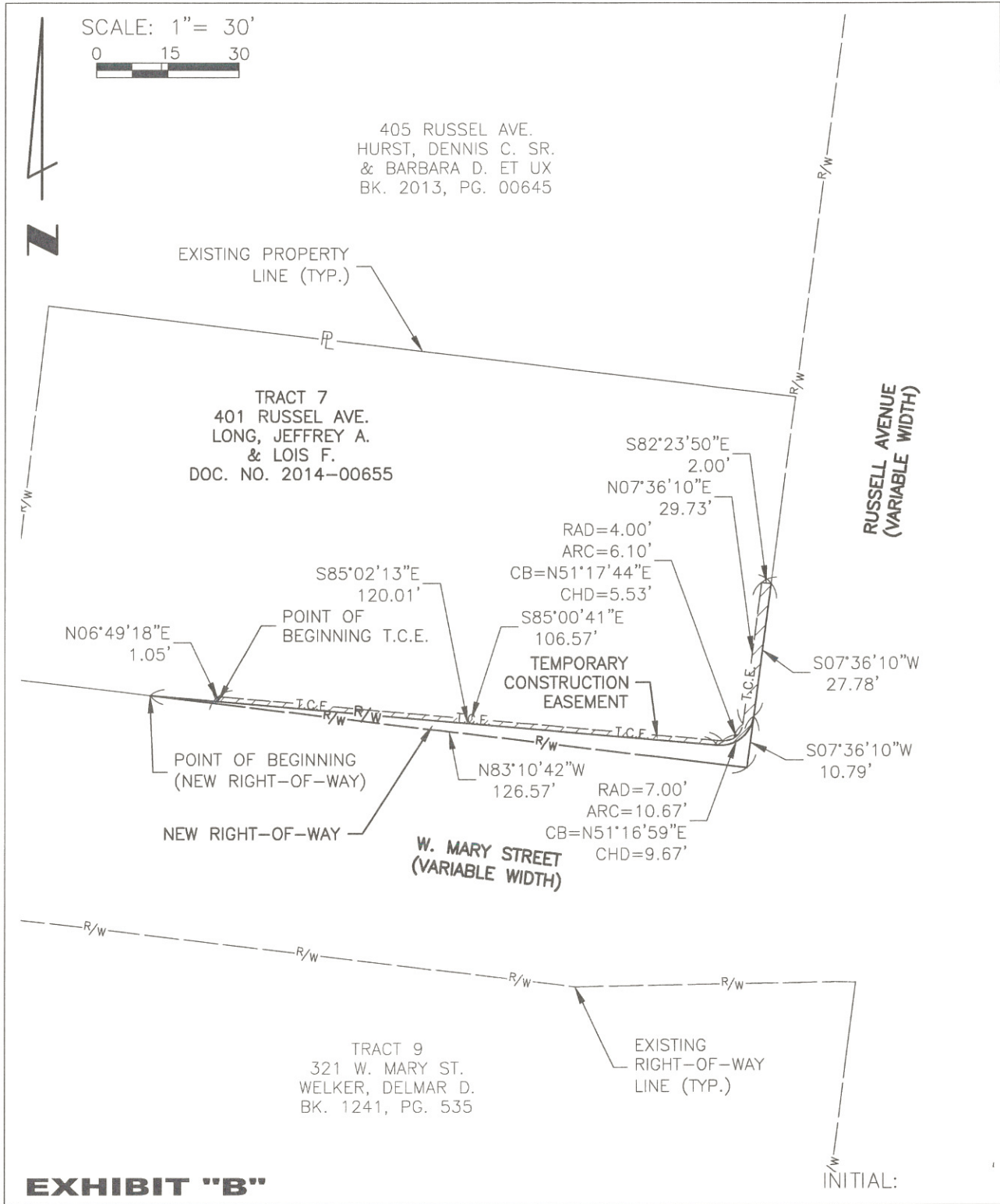
My Commission Expires: 04-15-2022

**Exhibit A**

**NEW RIGHT-OF-WAY**

A part of a tract of land as recorded in Document No. 2014-00655 of the Cape Girardeau County Records situated in U.S. Survey 2250, Township 31 North, Range 12 East of the 5<sup>th</sup> 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 S89°16'07"W 352.05 feet to the centerline of W. Mary Street (variable width); thence leaving said centerline N04°44'57"E 19.00 feet to a point in the existing north 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 north right-of-way along the new north right-of-way of W. Mary Street the following courses: S85°02'13"E 120.01 feet; along a curve deflecting to the left having a radius of 7.00 feet, an arc length of 10.67 feet, and a chord course of N51°16'59"E 9.67 feet to the existing west right-of-way of Russell Avenue; thence with said existing west right-of-way S07°36'10"W 10.79 feet to the existing north right-of-way of W. Mary Street; thence with said existing north right-of-way N83°10'42"W 126.57 feet to the point of beginning containing 0.01 acres (268 square feet), the location of which is shown graphically on the attached Exhibit "B".



**EXHIBIT "B"**

A TRACT OF LAND BEING PART OF U.S. SURVEY 2250,  
TOWNSHIP 31 NORTH, RANGE 12 EAST  
DOCUMENT NO. 2014-00655  
CAPE GIRARDEAU COUNTY, MISSOURI