

ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
eRECORDED ON
08/29/2023 12:08:53 PM
REC FEE: 36.00
PAGES: 5

TRUSTEES' WARRANTY DEED
(23-39135)

THIS DEED, Made and entered into this 11th day of August, 2023, by and between
Charlotte D. Yancey Living Revocable Trust dated January 26, 2001 and Roger L. Yancey Living Revocable Trust dated January 26, 2001 and Donna R. Rushing Living Revocable Trust dated May 19, 2006 amended January 6, 2011

whose address is **4439 Deer Run, Evans, GA 30809**, party(ies) of the first part (**GRANTOR**); and

Jackson Boulevard Holdings, LLC, a Missouri limited liability company

whose address is: **1350 W. Capitol Ave, Ste 1350, Little Rock, AR 72201**, party(ies) of the second part (**GRANTEE**).

WITNESSETH, that the said party of the first part, for and in consideration of the sum of One Dollar and other valuable considerations paid by the said parties of the second part, the receipt of which is hereby acknowledged, does by these presents **GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM** unto the said parties of the second part, the following described Real Estate, situated in the County of Cape Girardeau, to-wit:

"SEE ATTACHED EXHIBIT A"

Commonly known as: **2421 East Jackson Boulevard, Jackson, MO 63755**

2505 East Jackson Boulevard, Jackson, MO 63755

2615 Hilltop Drive, Jackson, MO 63755

Parcel ID No(s): **15-406-00-02-006.00-000, 15-406-00-02-006.01-000, 15-406-00-02-002.00-000**

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said parties of the second part, and to the heirs and assigns of such parties forever.

The said parties of the first part hereby covenanting that; (a) said parties are the current trustees of said trusts, (b) that said trusts are in full force and affect and have never been revoked, (c) that the powers of the trustee(s) include all those stated in sections 456.8-815 and 456.8-816 of the Missouri Statutes and that said Trustees have the power under the Trust to enter into this transaction

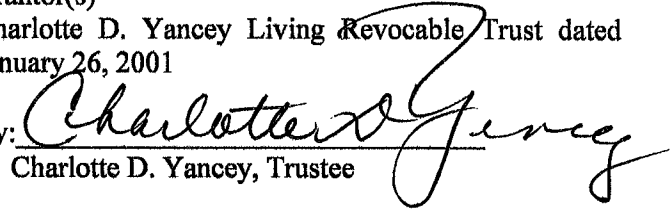
and that said parties and the heirs, executors, administrators and assigns of such parties, shall and will **WARRANT AND DEFEND** the title to the premises unto the said parties of the second part, and to the successors and assigns of such parties forever, against the lawful claims of all persons whomsoever, excepting, however, the general taxes of the calendar year 2023 and thereafter, and special taxes becoming a lien after the date of this deed.

IN WITNESS WHEREOF, parties of the first part have hereunto set their hands the day and year above written

Grantor(s)

Charlotte D. Yancey Living Revocable Trust dated
January 26, 2001

By:


Charlotte D. Yancey, Trustee

Roger L. Yancey Living Revocable Trust dated
January 26, 2001

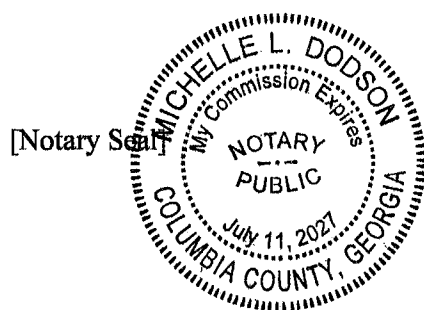
By:


Roger L. Yancey, Trustee

STATE OF Georgia
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 9 day of August, 2023, by Charlotte D. Yancey Trustee(s) of the Charlotte D. Yancey Living Revocable Trust dated January 26, 2001 and Roger L. Yancey, Trustee(s) of the Roger L. Yancey Living Revocable Trust dated January 26, 2001 who ☐ is/are personally known to me or ☐ has/have produced _____ as identification, to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

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



Michelle L Dodson

Notary Public

Printed Name: Michelle L Dodson

My Commission Expires: July 11, 2027

Grantor(s)

Donna R. Rushing Living Revocable Trust dated May 19, 2006 amended January 6, 2011

By: Donna R Rushing Trustee
Donna R. Rushing, Trustee

STATE OF Missouri

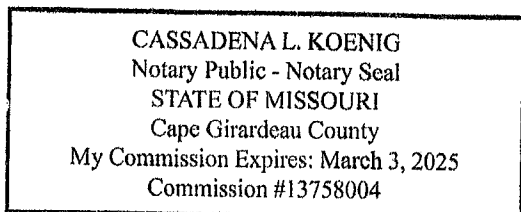
COUNTY OF Cape Girardeau

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 7 day of August, 2023, by Donna R. Rushing, Trustee(s) of the Donna R. Rushing Living Revocable Trust dated May 19, 2006 amended January 6, 2011 who ☒ is/are personally known to me or ☒ has/have produced Driver's License as identification, to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

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

[Notary Seal]

Cassadena L. Koenig
Notary Public



Printed Name: Cassadena L. Koenig

My Commission Expires: 03/03/2025

Exhibit A

Tract 1: A parcel of land containing 4.00 acres, more or less, located in U.S. Survey 782, Township 31 North, Range 13 East, Cape Girardeau County, Missouri, described as follows: Start at the Northwest corner of said U S P Survey 782, thence South 82° 30' East, along the North line of Survey 782, a distance of 737.0 feet to a point in the Southwest right of way line of U.S. Highway No. 61, thence South 58° 3' East, along said right of way line, 404.0 feet for the point of beginning, thence continue South 58° 3' East along the right of way line, 200.0 feet for a corner, thence South 9° 32' West, 583.3 feet for a corner, thence South 72° 32' East, 123.8 feet for a corner, thence South 9° 32' West, 200.6 feet for a corner, thence North 72° 32' West, 310.5 feet for a corner, thence North 9° 32' East, 834.4 feet to the point of beginning and containing 4.00 acres.

Tract 2: A parcel of land containing 0.677 of an acre, more or less, located in U S P Survey 782, Township 31 North, Range 13 East, Cape Girardeau County, Missouri, described as follows: Start at the Northwest corner of said U S P Survey 782, thence South 82° 30' East, along the North line of Survey 782, 737.0 feet to an intersection with the Southwest right of way line of U.S. Highway No. 61, thence South 58° 3' East, along said right of way line, 604.0 feet for the point of beginning, thence continue South 58° 3' West, 217.7 feet for a corner, thence North 78° 35' West, 122.7 feet for a corner, thence North 9° 32' East, 264.2 feet to the point of beginning and containing 0.677 of an acre, more or less.

Tract 3: A parcel of land containing 1.136 acres, more or less, being a part of USP Survey No. 782, Township 31 North, Range 13 East, described as follows Start at a stone on the North line of said Survey No. 782, which marks the South corner of Fractional Sections 7 and 8 in said Township and Range, thence North 82° 3' West, 594.0 feet along the North line of said Survey, thence South 9° 32' West, 525.4 feet to the point of beginning, thence South 78° 38' East, 210.4 feet, thence South 9° 32' West, 228.8 feet, thence North 80° 28' West, 210.0 feet, thence North 9° 32' East, 242.3 feet to the point of beginning.

Also, that part of USP Survey No. 782, Township 31 North, Range 13 East, described as follows: Begin at the Northwest corner of said Survey No. 782 and run South 82° 30' East with the North line of Survey No. 782, 737 feet to a corner on the South right of way line of U.S. Route No. 61, thence South 58° 03' East with said South right of way line of US Route No. 61, 736.7 feet, thence South 9° 32' West, 217.7 feet for a beginning corner, thence continue South 9° 32' West, 332.1 feet, thence North 72° 32' West, 123.8 feet, thence North 9° 32' East, 319.1 feet, thence South 78° 38' East, 122.7 feet to the point of beginning, containing 0.916 acre, more or less.