

ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
eRECORDED ON
09/28/2023 08:31:08 AM
REC FEE: 27.00
PAGES: 2

013535

GENERAL WARRANTY DEED (LIMITED LIABILITY COMPANY)

This Indenture is made this 25th day of September, 2023, by and between The Villas of West Park, LLC, a Missouri Limited Liability Company ("Grantor"), of the County of Cape Girardeau, Missouri, and Fruitland Investments, LLC, a Missouri Limited Liability Company and Lyndon Properties, LLC, a Missouri Limited Liability Company ("Grantee"), of the County of Bollinger, Missouri, whose address in said County is:

26806 State Hwy B, Marble Hill, MO 63764

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations paid to them by the Grantee, the receipt of which is hereby acknowledged, does by these present GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the Grantee and Grantee's heirs, successors and assigns, the following described Real Estate lying, being and situated in the County of Cape Girardeau, and State of Missouri, to wit:

That part of U.S.P.S. No. 324, Township 31 North, Range 13 East of the Fifth Principal Meridian, Cape Girardeau County, Missouri, being more particularly described as follows: Commence at the Southwest Corner of U.S.P.S. No. 790, Township 31 North, Range 13 East of the Fifth Principal Meridian, being a point on the East Line of said U.S.P.S. No. 324; thence South 06°40'44" West along said East Line, 745.00 feet; thence leaving said East Line, North 83°19'16" West, 30.00 feet; thence South 06°40'44" West, 627.58 feet; thence North 83°19'13" West, 666.98 feet to a point on the West Right of Way Line of South Old Orchard Road for the point of beginning; thence from the point of beginning, continue North 83°19'13" West, 532.85 feet; thence North 04°34'16" East, 305.23 feet to a point on the North Right of Way Line of Abandoned Cape Girardeau Northern Railroad; thence along said North Right of Way Line, along a non-tangent curve to the Southeast, being concave to the Southwest, having a radius of 2864.00 feet, for an arc length of 490.13 feet, (the chord of said arc bears South 83°44'44" East, 489.53 feet), to a point on said West Right of Way Line of said South Old Orchard Road; thence leaving said North Right of Way Line, and along said West Right of Way Line, along a non-tangent curve to the Southeast, being concave to the Southwest, having a radius of 680.00 feet, for an arc length of 256.35 feet, (the chord of said arc bears South 05°23'00" East, 254.83 feet); thence continue along said West

Right of Way Line, South 05°24'59" West, 59.47 feet to the point of beginning.
The herein described Tract contains 3.76 acres, more or less, as shown on Boundary
Survey by Strickland Engineering, dated September 21, 2023 Rodney W. Amos,
Surveyor, MO-PLS 20070000072.

Subject to terms, conditions, restrictions, reservations, and easements of record, if any.

TO HAVE AND TO HOLD the same, together with all and singular rights, privileges, and
appurtenances thereto belonging or in anywise appertaining unto the Grantee and unto Grantee's heirs,
successors and assigns forever. Grantor hereby covenants that Grantor is lawfully seized of an
indefeasible Estate in Fee in the premises herein conveyed; that Grantor has good right to convey the
same; that said premises are free and clear of any encumbrance done or suffered by Grantor or those
under whom Grantor claims, and that Grantor will WARRANT AND DEFEND the title to the said
premises unto the said Grantee and Grantee's heirs, successors and assigns forever against the lawful
claims and demands of all persons whomsoever.

In WITNESS WHEREOF, the Grantor has caused these presents to be signed on its behalf by
the below duly authorized agent of said Grantor on the day and year first above written.

The Villas of West Park, LLC, a Missouri Limited Liability Company

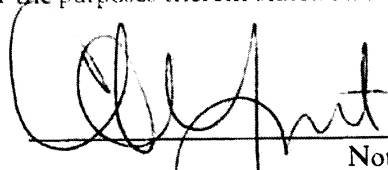
BY: 

Brandon O. Williams, Member

State of Missouri
County of Cape Girardeau

} ss.

On this 25th day of September, 2023, before me personally appeared, Brandon O. Williams, to me
personally known, who, being by me duly sworn, did say that he/she is the Member of The Villas of
West Park, LLC, a Missouri Limited Liability Company, and that said instrument was signed in behalf of
said limited liability company, by authority of its Articles of Organization and Operating Agreement,
and acknowledged to me that he/she executed the same for the purposes therein stated and as the free
act of deed of said limited liability company.


Notary Public

My Commission Expires: 3/17/27

