

eRecorded
DOCUMENT #
2022-08988



ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
eRECORDED ON
08/17/2022 08:30:32 AM
REC FEE: 30.00
PAGES: 3

GENERAL WARRANTY DEED

THIS INDENTURE, made on the 16th day of August, 2022, by and between **Nabors Land Developers, LLC, a Missouri Limited Liability Company**, of the County of Cape Girardeau, in the State of Missouri, **Grantor**, and **City of Jackson, Missouri, a Municipal Corporation**, of the County of Cape Girardeau, in the State of Missouri, **Grantee** (mailing address of said first named grantee is 101 Court St., Jackson, MO 63755):

WITNESSETH, That the said Grantor, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration to it paid by the said Grantee, the receipt of which is hereby acknowledged, does by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said Grantee, its 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:

PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE FIFTH MERIDIAN, IN THE COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERN CORNER OF LOT 64 OF NINE OAKS FOURTH SUBDIVISION RECORDED IN PLAT BOOK 24, PAGE 96, IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, SAID POINT BEING IN THE CENTER OF HUBBLE CREEK; THENCE WITH THE CENTER OF SAID CREEK, SOUTH 34°36'43" WEST, 121.66 FEET; THENCE SOUTH 68°49'49" WEST, 30.35 FEET; THENCE SOUTH 38°08'41" WEST, 30.60 FEET; THENCE LEAVING SAID CREEK, NORTH 49°51'48" WEST, 207.70 FEET, TO THE EAST LINE OF NORTH HIGH STREET; THENCE WITH SAID EAST LINE, ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 6423.05 FEET, A DISTANCE OF 155.88 FEET, (THE CHORD OF SAID CURVE BEARS NORTH 42°46'58" WEST, 155.88 FEET) TO THE INTERSECTION OF THE SOUTH LINE OF EAST DEERWOOD DRIVE;

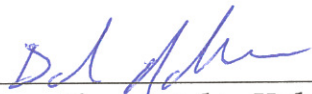
THENCE LEAVING SAID EAST LINE AND WITH THE SOUTH LINE OF DEERWOOD DRIVE NORTH 87°33'20" EAST, 50.05 FEET; THENCE SOUTH 47°29'25" EAST, 217.99 FEET, TO THE INTERSECTION OF THE R.O.W. AND SAID CENTER OF CREEK; THENCE LEAVING SAID EAST LINE, SOUTH 34°36'43" WEST, 2.26 FEET TO THE POINT OF BEGINNING, CONTAINING 1.01 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS OF RECORD.

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

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

**Nabors Land Developers, LLC, a
Missouri Limited Liability Company**

By: 
**Jonathan Dale Nabors, Managing
Member**

