

ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
eRECORDED ON
10/12/2023 08:45:26 AM
REC FEE: 30.00
PAGES: 3

GENERAL WARRANTY DEED

THIS INDENTURE, made on the 11th day of October, 2023 by and between **Robert Belcaster and Carolyn Belcaster, husband and wife**, of the County of Pima, in the State of Arizona, **Grantors**, and **Robert W. Phillips and Belinda Phillips, husband and wife**, of the County of Cape Girardeau, in the State of Missouri, **Grantees** (mailing address of said first named grantee is 651 Royal Lake Dr., Cape Girardeau, MO 63701):

WITNESSETH, That the said Grantors, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration to them paid by the said Grantees, the receipt of which is hereby acknowledged, do by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said Grantees, their heirs 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:

A PART OF FRACTIONAL SECTION 6, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON PIN (FOUND) AT THE SOUTHWEST CORNER OF FRACTIONAL SECTION 6; THENCE N 06° 19' 07" E, 1,916.02 FEET ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 6 TO A 1/2" IRON PIN (FOUND) AT THE NORTHWEST CORNER OF A TRACT OF LAND RECORDED IN DOCUMENT NO. 2018-09542 OF THE LAND RECORDS OF THE COUNTY RECORDERS OFFICE; THENCE ALONG THE NORTH AND EAST LINES OF SAID TRACT THE FOLLOWING COURSES AND DISTANCES:

S 70° 21' 15" E, 387.26 FEET TO A 1/2" IRON PIN (FOUND); THENCE S 00° 10' 32" W, 171.71 FEET TO A 1/2" IRON PIN (SET) AND BEING THE TRUE POINT OF BEGINNING:

THENCE LEAVING SAID EAST LINE, S 89° 49' 28" E, 390.10 FEET TO A CORNER FALLING IN AN EXISTING POND; THENCE S 23° 20' 07" E, 312.28

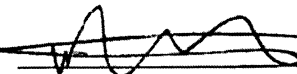
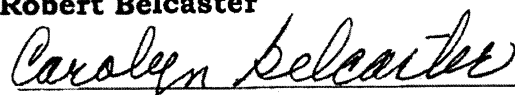
FEET TO A 1/2" IRON PIN (SET); THENCE S 18° 32' 32" E, 103.61 FEET TO A 1/2" IRON PIN (SET); THENCE S 07° 56' 57" E, 86.45 FEET TO A 1/2" IRON PIN (SET); THENCE S 05° 00' 58" E, 96.62 FEET TO A 1/2" IRON PIN (SET) ON THE NORTH RIGHT OF WAY LINE OF RIDGE ROAD, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 391.37 FEET, A CENTRAL ANGLE OF 08° 00' 01" AND FROM WHICH A RADIAL LINE BEARS, N 02° 12' 41" W; THENCE IN A WESTERLY DIRECTION ALONG SAID CURVE AND RIGHT OF WAY LINE, 54.65 FEET TO A 1/2" IRON PIN (FOUND); THENCE N 84° 12' 39" W, 163.24 FEET ALONG SAID NORTH RIGHT OF WAY TO A 1/2" IRON PIN (FOUND) AT THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 430.38 FEET, AND A CENTRAL ANGLE OF 36° 15' 47"; THENCE IN A NORTHWESTERLY AND SOUTHWESTERLY DIRECTION ALONG SAID CURVE AND RIGHT OF WAY LINE, 272.39 FEET TO A 1/2" IRON PIN (FOUND) AT THE SOUTHEAST CORNER OF A TRACT OF LAND RECORDED IN DOCUMENT NO. 2017-09598; THENCE ALONG THE EAST LINE OF SAID TRACT THE FOLLOWING COURSES AND DISTANCES:

N 27° 49' 40" W, 192.43 FEET TO A 1/2" IRON PIN (SET); THENCE N 00° 10' 32" E, 436.95 FEET TO THE POINT OF BEGINNING, CONTAINING 6.36 ACRES, MORE OR LESS.

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

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands the day and year first above written.


Robert Belcaster

Carolyn Belcaster