

eRecorded
DOCUMENT #
2018-04942

ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
eRECORDED ON
05/23/2018 1:07:16 PM
REC FEE: 30.00
PAGES: 3

GENERAL WARRANTY DEED

This Warranty Deed made and entered into this 22nd day of May, 2018, by and between **Duncan Property Management LLC, a Missouri Limited Liability Company**, hereinafter referred to as **GRANTOR**, and **Kaleb Hahn, a single person and Angela Schrum, a single person, as joint tenants with right of survivorship** of the County of Cape Girardeau, State of Missouri, hereinafter referred to as **GRANTEES**. The mailing address of the Grantees is:

716 West Washington, Jackson, MO 63701

WITNESSETH: The Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration paid to the Grantor, the receipt of which is hereby acknowledged, does by these presents Grant, Bargain, and Sell, Convey and Confirm unto the Grantees the following described lots, tracts or parcels of land lying, being and situated in the County of Cape Girardeau and State of Missouri, to-wit:

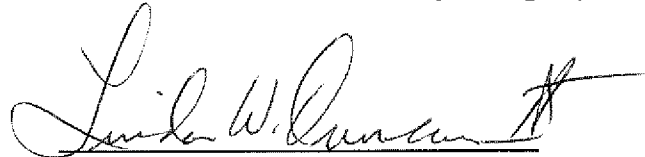
See attached Exhibit "A"

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 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; that the said premises are free and clear of any encumbrances done or suffered by it or those under whom it claimed title; and that it will warrant and defend the title to said premises unto the said Grantees, and unto their heirs and assigns forever, against the lawful claims and demands of all persons.

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

GRANTOR:

**Duncan Property Management, LLC
A Missouri Limited Liability Company**

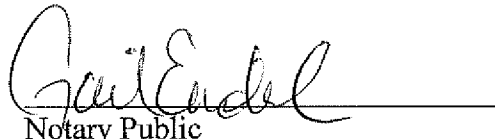


**By: Lindon W. Duncan, II
Its: Manager**

STATE OF MISSOURI)
) ss.
COUNTY OF CAPE GIRARDEAU)

On this 22 day of May, 2018, before me personally appeared Lindon W. Duncan, II the Manager of Duncan Property Management LLC, a Missouri Limited Liability Company, to me known to be the person described in and who executed the within Warranty Deed in behalf of said limited liability company and acknowledged to me that he executed the same for the purposes therein stated.

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



Notary Public

My commission expires:

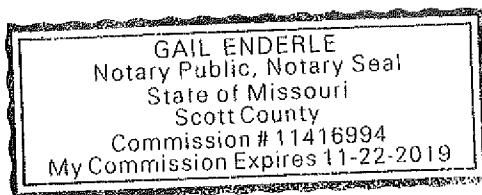


Exhibit A

TRACT NO. 1: ALL THE WEST 59 FEET OF LOT NUMBERED EIGHT (8) IN BLOCK NUMBERED TWO (2) OF MORGANS SECOND ADDITION TO THE CITY OF JACKSON, THE EAST LINE OF THE PART OF THE LOT INTENDED TO BE CONVEYED TO BE PARALLEL TO THE EAST LINE OF SAID LOT 8. TRACT NO. 2: A PARCEL OF LAND BEING A PART OF LOT NUMBERED EIGHT (8) IN BLOCK NUMBERED TWO (2) OF MORGANS SECOND ADDITION TO THE CITY OF JACKSON, DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF SAID LOT 8, BLOCK 2 OF SAID ADDITION; THENCE NORTH 82 DEGREES 00 MINUTES WEST, ALONG THE NORTH LINE OF SAID LOT 8, 135.23 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 04 MINUTES 58 SECONDS WEST, 98.13 FEET TO THE NORTH LINE OF WASHINGTON STREET; THENCE NORTH 5 DEGREES 36 MINUTES 05 SECONDS WEST, 100.0 FEET TO THE NORTH LINE OF SAID LOT 8; THENCE SOUTH 82 DEGREES 00 MINUTES EAST ALONG SAID NORTH LINE, 10.0 FEET TO THE POINT OF BEGINNING.