

**DOCUMENT #
2021-00275**

**ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
RECORDED ON
01/08/2021 09:59:06 AM
REC FEE: 30.00
PAGES: 3**

General Warranty Deed

THIS INDENTURE, made on the 20th day of July, 2020, by and between ***RIVERSIDE REGIONAL LIBRARY, a/k/a THE BOARD OF TRUSTEES OF THE RIVERSIDE REGIONAL LIBRARY***, of the County of Cape Girardeau in the State of Missouri, "Grantor," and ***CAPE GIRARDEAU COUNTY PUBLIC LIBRARY DISTRICT, a county library district established in accordance with Sections 182.010 through 182.130 of the Revised Statutes of Missouri operating under the duly appointed County Library Board of Trustees of Cape Girardeau County***, of the County of Cape Girardeau in the State of Missouri, "Grantee":

Grantee's Mailing Address: 1997 East Jackson Boulevard, Jackson, MO 63755

WITNESSETH, that the said Grantor, in consideration of the sum of Ten Dollars and other good and 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:

Lot Three (3) of M.I. Third Subdivision in the City of Jackson, Cape Girardeau County, Missouri, as shown by plat filed for record in Document No. 2018-05826 in the Land Records of Cape Girardeau County, Missouri.

This instrument was prepared by Thomas A. Ludwig, Esq., Ludwig Law Office, LC, 1334 Indian Parkway, P. O. Box 350, Jackson, MO 63755-0350, without the benefit of a title examination. The property description was furnished by the parties herein, and the attorney preparing this deed does not certify the accuracy of it.

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 successors 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 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 Grantee, and unto its successors 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.

RIVERSIDE REGIONAL LIBRARY,
A/K/A THE BOARD OF TRUSTEES OF
THE RIVERSIDE REGIONAL LIBRARY

By: [Signature]
Carrie Massey, President

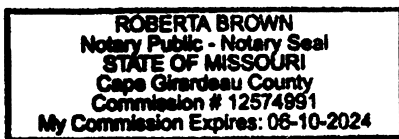
ATTEST:

[Signature]
Kathy Panagos, Vice President

STATE OF MISSOURI)
COUNTY OF CAPE GIRARDEAU) ss.

On this 20th day of July, 2020, before me personally appeared Carrie Massey, President of The Board of Trustees of the Riverside Regional Library, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that she executed the same as her free act and deed on behalf of The Board of Trustees of the Riverside Regional Library.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said county and state the day and year first above written.

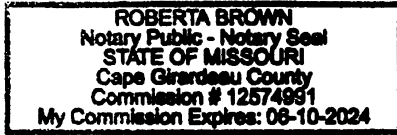


[Signature]
_____, Notary Public
State of Missouri
County of Cape Girardeau
My term expires: 08-10-2024

STATE OF MISSOURI)
COUNTY OF CAPE GIRARDEAU) ss.

On this 20th day of July, 2020, before me personally appeared Kathy Panagos, Vice President of The Board of Trustees of the Riverside Regional Library, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that she executed the same as her free act and deed on behalf of The Board of Trustees of the Riverside Regional Library.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said county and state the day and year first above written.



Roberta Brown, Notary Public
State of Missouri
County of Cape Girardeau
My term expires: 08-10-2024