



ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
eRECORDED ON
08/15/2023 11:00:10 AM
REC FEE: 27.00
PAGES: 2

WARRANTY DEED

This Warranty Deed made and entered into this 14 day of August, 2023, by and between **CAPE NOBLES, INC.**, a Missouri not for profit corporation, hereinafter referred to as **GRANTOR**, and **BKR Commercial, LLC**, a Missouri Limited Liability Company, of the County of Cape Girardeau, State of Missouri, hereinafter referred to as **GRANTEE**. The mailing address of the Grantee is:

1330 N. Kingshighway, Cape Girardeau, 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 Grantee 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:

All of Lot One (1) of Shriners Subdivision, in the City of Jackson, County of Cape Girardeau, Missouri, as shown by plat filed for record in Document No. 2016-12964 in the land records of Cape Girardeau County, Missouri.

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 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 Grantee, and unto its successors 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:
CAPE NOBLES, INC., a Missouri not for profit corporation

BY: *James Schmidt*
James Schmidt, President

ATTEST:
Gerald Eaker
Gerald Eaker, Secretary/Treasurer

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

On this 14 day of August, 2023, before me personally appeared **James Schmidt and Gerald Eaker, President and Secretary/Treasurer of CAPE NOBLES, INC., a Missouri not for profit corporation**, to me known to be the persons described in and who executed the within Warranty Deed, in behalf of said corporation and acknowledged to me that they 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.

Stephanie A Mueller
Notary Public
My commission expires:

