

003687

THIS INDENTURE, made on the 27th day of March, A.D. One Thousand Nine Hundred and Ninety-Six by and between Rhodes Real Estate Partners, L.P. of the County of Cape Girardeau in the State of Missouri, Party of the First Part, and Midamerica Hotels Corporation of the County of Cape Girardeau, in the State of Missouri, Party of the Second Part:

(mailing address of said first named grantee is: P.O. Box 557
Cape Girardeau MO 63702-0557)

WITNESSETH, That the said party of the First Part, in consideration of the sum of Ten Dollars and No Cents (\$10.00) to be paid by the said party of the Second Part, the receipt of which is hereby acknowledged, do by these presents, Grant, Bargain and Sell, Convey and Confirm, unto the said party of the Second Part their successors / heirs and assigns, the following described Lots, Tracts or Parcels of Land, lying being situate in the County of Cape Girardeau and State of Missouri, to-wit:

Starting at a stone on the quarter section corner line between sections 21 and 22; Township 31 North, range 13 East; thence South along the west line of said Section 22, a distance of 335 feet for the point of beginning; thence continue South along said west line, a distance of 1015.6 feet for a corner; thence North 25 deg. 30' East, a distance of 858 feet for a point marked by a stone; thence North 50 deg. 0' East, a distance of 375 feet for a corner; thence North 90 deg. West, 654 feet to the point of beginning and containing 6.50 acres, more or less, except that part conveyed for Interstate Route 55 right of way recorded in Book 195 at Page 257.

Subject to an Easement for Utility Line given to Missouri Utilities Company, a corporation, dated April 4, 1983, as set forth more fully in book 409, Page 837 of the Recorder of Deeds of Cape Girardeau County, Missouri.

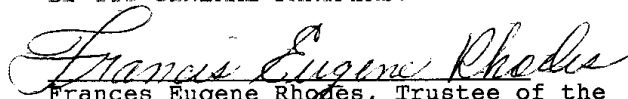
Which above said description has been superseded by survey of Wayne Koehler dated June 1, 1978 as attached hereto marked Exhibit "A".

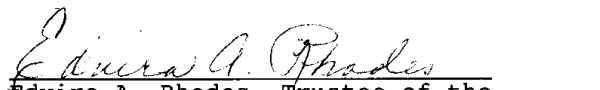
TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto the said party of the Second Part, and unto its successors / heirs and assigns,

FOREVER, the said party of the first part Rhodes Real Estate Partners, L.P. hereby covenanting that it lawfully seized of an indefeasible Estate in Fee in the premises herein conveyed; that it had 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 party of the Second Part, and unto its successors / heirs and assigns, FOREVER, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the First Part had hereunto set its hand the day and year first above written.

RHODES REAL ESTATE PARTNERS, L.P.
BY ITS GENERAL PARTNERS:


Frances Eugene Rhodes, Trustee of the
Frances Eugene Rhodes Revocable Living
Trust Agreement of September 3, 1993
GENERAL PARTNER


Edvira A. Rhodes, Trustee of the
Edvira A. Rhodes Revocable Living Trust
Agreement of September 3, 1993
GENERAL PARTNER

Francis Eugene Rhodes
Francis Eugene Rhodes, Trustee of the
Edvira A. Rhodes Revocable Living Trust
Agreement of September 3, 1993
GENERAL PARTNER

Patricia Rhodes Trickey
Patricia Rhodes Trickey, Trustee of the
Rhodes Family Limited Partnership
Irrevocable Trust Agreement of
October 24, 1995
GENERAL PARTNER

James D. Maurer
James D. Maurer, Trustee of the
Rhodes Family Limited Partnership
Irrevocable Trust Agreement of
October 24, 1995
GENERAL PARTNER

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

On this 27th day of March, 1996, before me personally appeared
Francis Eugene Rhodes and Edvira A. Rhodes, his wife, General Partners in the
Rhodes Real Estate Partners, L.P. to me known to be the persons described in
and who executed the foregoing instrument and acknowledged that they executed
the same as their free act and deed.

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

Gloria J. Kaiser
Notary Public

My commission expires: 4-20-97



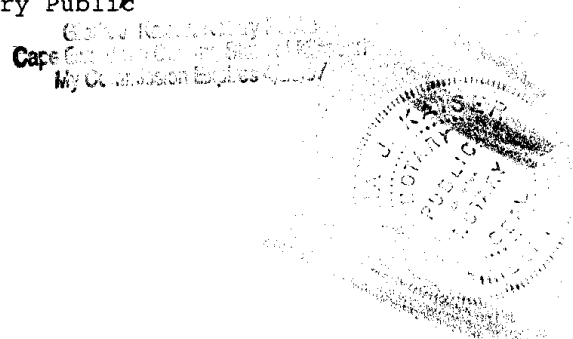
STATE OF MISSOURI)
) SS.
COUNTY OF CAPE GIRARDEAU)

On this 27th day of March, 1996, before me personally appeared Patricia
Rhodes Trickey, General Partner in the Rhodes Real Estate Partners, L.P. to
me known to be the person described in and who executed the foregoing
instrument and acknowledged that she executed the same as her free act and
deed.

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

Gloria J. Kaiser
Notary Public

My commission expires: 4-20-97



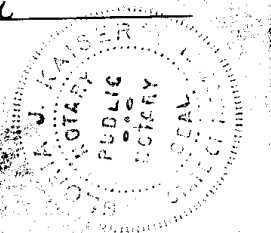
STATE OF MISSOURI)
) SS.
COUNTY OF CAPE GIRARDEAU)

BOOK 798 PAGE 336

On this 27th day of March, 1996, before me personally appeared James D. Maurer, General Partner in the Rhodes Real Estate Partners, L.P. to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

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

Gloria J. Kaiser
Notary Public
Gloria J. Kaiser, Notary Public
Cape Girardeau County, State of Missouri
My Commission Expires 4/20/97



My commission expires: 4-20-97

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

IN THE RECORDER'S OFFICE

I, _____, Recorder of said County, do hereby certify that the within instrument of writing was, at _____ o'clock and _____ minutes _____ M., on the _____ day of _____ A.D. 19____, duly filed for record in my office, and is recorded in the records of this office, in Book _____ at Page _____.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in _____, Missouri, the this _____ day of _____ A.D. 19____.

RECORDER

Exhibit A

That part of the Southwest Quarter of Section 22, Township 31 North, Range 13 East, County of Cape Girardeau, State of Missouri described as follows: Start at the Northwest corner of the Southwest Quarter of said Section 22; thence South 1 degree 16' East with the West line of said Section, 335.0 feet, to the place of beginning; thence continue South 1 degree 16' East, 1009.02 feet to a stone on the West line of a county road; thence North 22 degrees 49' East, with said West line, 375.0 feet; thence North 23 degrees 49' East, 332.0 feet to the point of a 21 degrees 22' curve to the left thence along the arc of said curve, 213.36 feet; thence North 21 degrees 45' West, 163.0 feet; thence departing said road; North 89 degrees 54' West, 245.2 feet to the place of beginning.

Being and intended to be the same real estate as conveyed in Warranty Deed Recorded in Book 435 at page 917, Warranty Deed recorded in Book 691 at page 942 and Warranty Deed recorded in Book 783 at page 666.

STATE OF MISSOURI
County of Cape Girardeau,) ss

I hereby certify that this instrument was FILED FOR RECORD at the date and time shown hereon and is recorded in Book 798 Page 337

JANET ROBERT
Recorder of Deeds

By Shirley M. McIntyre
Deputy

Filed for Record
APR - 1 1996
Janet Robert, Recorder
Cape Girardeau County
Jackson, Mo.

\$ 27.00 Chg.

Chg
metre
mail
Grantee