

208 Greensferry

**eRecorded  
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**ANDREW DAVID BLATTNER  
RECORDER OF DEEDS  
CAPE GIRARDEAU COUNTY, MO  
eRECORDED ON  
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## **GENERAL WARRANTY DEED**

THIS INDENTURE, Made on the 4<sup>th</sup> day of September, 2015, by and between  
**GRANTOR(S), Joyce A. Theiss, a single person**, of the County of Cape Girardeau,  
State of Missouri, Party of the First Part, and **GRANTEE(S), Jason Sides and Morgan  
Sides, husband and wife** of the County of Cape Girardeau, State of Missouri, Party of  
the Second Part: (208 Greensferry Rd., Jackson, MO 63755).

**WITNESSETH**, That the said Party of the First Part, in consideration of Ten  
Dollars and Other Good and Valuable Consideration to them, paid by the said Party of  
the Second Part, the receipt of which is hereby acknowledged, does by these presents,  
**Grant, Bargain and Sell, Convey and Confirm**, unto the said Party of the Second Part,  
their heirs and assigns, 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:

**Lot Two (2) of Gourley's Subdivision in the City Jackson, County of Cape  
Girardeau, Missouri, as shown by plat filled in Plat Book 20 at page 76.**

**TO HAVE AND TO HOLD** the premises aforesaid, with all and singular rights,  
privileges, appurtenances and immunities thereto belonging or in anywise appertaining  
unto the said Party of the Second Part, and unto their heirs and assigns, **FOREVER**, the  
said Party of the First Part hereby covenanting that she is lawfully seized of an  
indefeasible Estate in Fee in the premises herein conveyed; that she has good right to  
convey the same; that the said premises is free and clear of any encumbrance done or  
suffered by her or those under whom she claims; and that she will **WARRANT AND  
DEFEND** the title to the said premises unto the said Party of the Second Part, and unto  
their heirs and assigns, **FOREVER**, against the lawful claims and demands of all

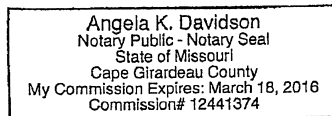
IN WITNESS WHEREOF, the said Party of the First Part has hereunto set her hand the day and year first above written.

Joyce A. Theiss  
Joyce A. Theiss

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

On this 4<sup>th</sup> day of September, 2015, before me, Angela K. Davidson, the undersigned, a Notary Public in and for said County and State, personally appeared Joyce A. Theiss, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that she has executed the same as her free act and deed with full authority to do so.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.



Notary Public

My Commission expires: March 18, 2016

The legal description of the property conveyed herein was furnished to the above named preparer and he therefore makes no representation as to the accuracy of said legal description or the marketability of title.

GENERAL WARRANTY DEED PREPARED BY:  
Johnson, Schneider & Ferrell, LLC  
Attorneys at Law  
212 N. Main Street  
Cape Girardeau, MO 63701