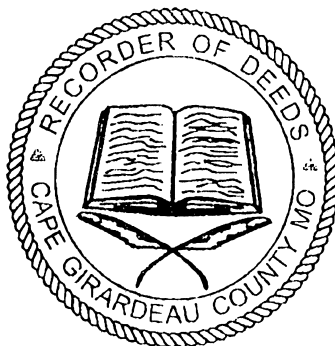




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DOCUMENT #

2023-08545

**ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO**

**RECORDED ON
10/17/2023 08:15:00 AM**

REC FEE: 27.00

PAGES: 2

Missouri General Warranty Deed

This Indenture, Made on 13th day of October, 2023, by and between

ALARIC JONES, A SINGLE PERSON

as GRANTOR, and

SHAWN STOCKARD AND STEPHANIE STOCKARD, HUSBAND AND WIFE

as GRANTEE, whose mailing address is: **180 SUPER BOWL DRIVE
JACKSON MO 63755**

Property Address: **803 E. JEFFERSON ST., JACKSON, MO 63755**

WITNESSETH: THAT THE GRANTOR, in consideration of the sum of One Hundred Dollars (\$100.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Bargain, Sell, Convey and Confirm unto GRANTEE, GRANTEE'S heirs and assigns, the following described lots, tracts and parcels of land situated in the County of **CAPE GIRARDEAU** and State of **Missouri**, to wit:

All of Lot 6 of O'Brien's Addition to the City of Jackson, Missouri, bounded as follows: Beginning at the Northwest corner of said Lot 6 at the intersection of Bellview Avenue and Second South Street; thence S. 8' W. 150 feet with the East line of Bellview Avenue; thence S. 82' E. 39 1/2 feet, the Southeast corner of this; thence N. 8' E. 135 feet to a corner; thence N. 82" W. 69 1/2 feet with the South side of Second South Street to the place of beginning, as per plat filed in the Recorder's Office of the said County May 10, 1901, and being the same property acquired by Wm. B Schaifer and Anna Schaifer his wife of Wm. P. O'Brien and wife by Warranty Deed recorded in the Recorder's Office of said County in Deed Book 39, Page 262.

It is intended to convey the same property as received by a deed from the Receiver of the Cape Girardeau Northern Railway Co. to Louisa Clifton and recorded in the Land Records of Cape Girardeau County, Missouri, in Book 91, Page 465.

Subject to terms, conditions, restrictions, reservations and easements of record, if any.

TO HAVE AND TO HOLD The premises aforesaid with all singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto GRANTEE and unto GRANTEE'S heirs and assigns forever; the GRANTOR hereby covenanting that GRANTOR is lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that GRANTOR has good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by GRANTOR or those under whom GRANTOR claims, except as stated above and except for all taxes assessments, general and special, not now due and payable, and that GRANTOR will warrant and defend the title to the said premises unto GRANTEE and unto GRANTEE'S heirs and assigns forever, against the lawful claims and demands of all persons whomsoever. If two or more persons constitute the GRANTOR or GRANTEE, the words GRANTOR and GRANTEE will be construed to read GRANTORS and GRANTEES whenever the sense of this Deed requires.

IN WITNESS WHEREOF, The GRANTOR has hereunto executed this instrument on the day and year above written.

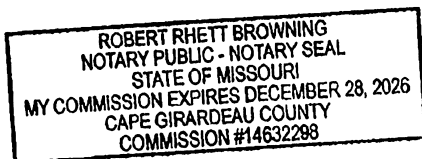

ALARIC JONES


State of Missouri,

County of Cape Girardeau

On this 13th day of October, 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Alaric Jones to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed, and the said further declared that he is unmarried.

Witness my hand and Notarial Seal subscribed and affixed in said County and State, the day and year in this certificate above written.




ROBERT RHETT BROWNING
Notary Public

My Term Expires: December 28, 2026