

GILMORE & BELL, P.C.
DRAFT – SEPTEMBER 29, 2025

(The above space is reserved for Recorder's Certification.)

TITLE OF DOCUMENT: SPECIAL WARRANTY DEED

DATE OF DOCUMENT: November ____, 2025

GRANTOR: MOBERLY BAKERY MIX, LLC

GRANTOR'S MAILING ADDRESS: c/o The Mennel Milling Company
319 S Vine Street
Fostoria, Ohio 44830

GRANTEE: CITY OF MOBERLY, MISSOURI

GRANTEE'S MAILING ADDRESS: 101 West Reed Street
Moberly, Missouri 65270

RETURN DOCUMENTS TO: Jason S. Terry, Esq.
Gilmore & Bell, P.C.
211 North Broadway, Suite 2000
St. Louis, Missouri 63102

LEGAL DESCRIPTION: See **Exhibit A**

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made November ____, 2025, by and between

MOBERLY BAKERY MIX, LLC

319 S Vine Street
Fostoria, Ohio 44830

(the “**Grantor**”), and

CITY OF MOBERLY, MISSOURI

101 West Reed Street
Moberly, Missouri 65270

(the “**Grantee**”);

WITNESSETH, THAT THE GRANTOR, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration to it paid by the Grantee (the receipt and sufficiency of which are hereby acknowledged) does by these presents, **SELL** and **CONVEY** unto the Grantee, its successors and assigns, the lots, tracts or parcels of land described in **EXHIBIT A**, attached hereto and incorporated herein by reference, together with any improvements thereon;

SUBJECT TO (a) the terms and provisions of (i) the Lease Agreement dated as of November 1, 2025, between the Grantee, as lessor, and the Grantor, as lessee (the “Lease”), as evidenced by a memorandum thereof, (ii) the Performance Agreement (as defined in the Lease), as evidenced by a memorandum thereof (each memorandum described in clauses (i) and (ii) being recorded in the Public Records of Randolph County, Missouri, immediately following the recording hereof) and (iii) the Indenture (as defined in the Lease); (b) easements, restrictions, reservations, and other agreements and matters of record, if any; and (c) rights of the public in and to the parts thereof in streets, roads, or alleys, if any.

TO HAVE AND TO HOLD, the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any way appertaining unto the Grantee and unto its successors and assigns forever; the Grantor hereby covenanting that said premises are free and clear from any encumbrance done or suffered by it; except as provided above; and that it will warrant and defend the title to said premises unto the Grantee and unto the Grantee’s successors and assigns forever, against the lawful claims and demands of all persons claiming under it but none other, except as provided above.

IN WITNESS WHEREOF, the Grantor and the Grantee have executed this Special Warranty Deed as of the day and year above written.

[Remainder of Page Intentionally Left Blank]

“GRANTEE”

CITY OF MOBERLY, MISSOURI

[SEAL]

By: _____
Brandon L. Lucas, Mayor

ATTEST:

Shannon Hance, City Clerk

ACKNOWLEDGMENT

STATE OF MISSOURI)
) SS.
COUNTY OF RANDOLPH)

On this ____ day of _____, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared **BRANDON L. LUCAS**, to me personally known, who, being by me duly sworn, did say that he is the Mayor of the **CITY OF MOBERLY, MISSOURI**, and that the seal affixed to the foregoing instrument is the corporate seal of said City, and that said instrument was signed and sealed by authority of its City Council, and said officer acknowledged said instrument to be executed for the purposes therein stated and as the free act and deed of said City.

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

Name: _____
Notary Public in and for said State

My Commission Expires:

PLEASE AFFIX SEAL FIRMLY AND CLEARLY IN THIS BOX

[Special Warranty Deed]

EXHIBIT A
LEGAL DESCRIPTION