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TITLE OF DOCUMENT: GENERAL WARRANTY DEED

DATE OF DOCUMENT: 1 May 2024

GRANTOR: GREENE COUNTY REORGANIZED
SCHOOL DISTRICT NO. 3
(REPUBLIC SCHOOL DISTRICT)

GRANTOR'S ADDRESS: 636 N. Main Avenue
Republic, MO 65738

GRANTEE: DRURY PROPERTIES, INC.

GRANTEE'S ADDRESS: C/O RMMC CPAs
4035 S. Fremont Avenue
Springfield, MO 65804

LEGAL DESCRIPTION: Page 2

This cover page is attached solely for the purpose of complying with the requirements stated in Sections 59.310.2, RSMo of the Missouri Recording Act. The information provided on this cover page shall not be construed as either modifying or supplementing the substantive provisions of the attached General Warranty Deed. In the event of a conflict between the provisions of the attached General Warranty Deed and the provisions of this cover page, the attached General Warranty Deed shall prevail and control.

GENERAL WARRANTY DEED

THIS INDENTURE, effective as of the 1st day of May, 2024, is made by and between the Greene County Reorganized School District No. 3, also known as the Republic School District, a public school district and political subdivision of the State of Missouri, having its principal offices at 636 N. Main Avenue, Republic, MO 65738 ("Grantor"), and Drury Properties, Inc., a corporation registered in the State of Missouri, having its principal offices at 1788 County Road 347, Jackson, MO 63755 ("Grantee").

WITNESSETH, that Grantor, in consideration of the sum of Ten Dollars and Zero Cents (\$ 10.00), to it paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does by these presents grant, bargain, and sell, convey, and confirm, unto Grantee, its successors and assigns, the following-described lots, tracts, or parcels of land lying, being, and situate in the County of Greene, and State of Missouri (the "Property"):

A tract of land being a part of the Northeast Quarter (NE¹/₄) of the Southeast Quarter (SE¹/₄) of Section 2, Township 28 North, Range 23 West, in the City of Republic, Greene County, Missouri, being a part of the tract of land recorded in the Greene County Recorder's Office in Book 2022 at Page 050613-22, more particularly described as follows:

COMMENCING at the Northeast corner of said SE¹/₄; thence S01°45'20"W, along the East line of said NE¹/₄ of the SE¹/₄, a distance of 765.47 feet for a POINT OF BEGINNING; thence continuing S01°45'20"W, along said East line, a distance of 196.82 feet; thence S84°57'06"W, a distance of 207.57 feet; thence S05°36'42"W, a distance of 256.83 feet; thence N32°30'27"W, a distance of 257.93 feet; thence N12°29'33"E, a distance of 14.14 feet; thence N57°29'33"E, a distance of 71.57 feet; thence along a tangent curve to the right having a radius of 117.0 feet, an arc length of 69.97 feet, a central angle of 34°15'47" and a chord distance of 68.93 feet which bears N74°37'26"E; thence S88°14'40"E, a distance of 50.94 feet; thence along a tangent curve to the left having a radius of 190.00 feet, an arc length of 298.45 feet, a central angle of 90°00'00" and a chord distance of 268.70 feet which bears N46°45'20"E to the POINT OF BEGINNING.

Containing 37,737 square feet (0.866 acres), more or less, and subject to any rights-of-way, easements, and restrictions of record.

TO HAVE AND TO HOLD, the described premises, with all and singular the rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining, unto Grantee and unto its successors and assigns forever, 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 premises are free and clear from any encumbrance done or suffered by it or those under whom it claims except as set forth herein; and, that Grantor will warrant and defend the title of the premises unto Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons,

SUBJECT TO: all easements, restrictions, reservations, and other agreements and matters of record, if any; taxes and assessments, general and special, not now due and payable; and, the rights of the public in and to the parts thereof in streets, roads, or alleys.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed as of the day and year first above written.

BY GRANTOR:

GREENE COUNTY REORGANIZED SCHOOL DISTRICT NO. 3

By: _____
President, Board of Education

Print: _____

ACKNOWLEDGMENT

STATE OF MISSOURI)
) ss
COUNTY OF GREENE)

On this ____ day of _____, 2024, before me appeared _____, personally known to me, who being by me duly sworn, did say that he/she is the President of the Board of Education of the Greene County Reorganized School District No. 3, and that the foregoing instrument was signed and sealed on behalf of said District, and that he/she acknowledged said instrument to be the free act and deed of said District, and that it was executed for the consideration stated therein and no other.

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

Notary Public
Name: _____

My Commission Expires: _____