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TITLE OF DOCUMENT: GENERAL WARRANTY DEED

DATE OF DOCUMENT: 1 May 2024

GRANTOR: DRURY PROPERTIES, INC.

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

GRANTEE: THE CITY OF REPUBLIC, MISSOURI

GRANTEE'S ADDRESS: 204 N. Main Avenue
Republic, MO 65738

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 1 May 2024, is made by and between the Greene Drury Properties, Inc., a Missouri corporation, having its principal offices at 4035 S. Fremont Avenue, Springfield, MO 65804 ("Grantor"), and The City of Republic, Missouri, a Missouri Political Subdivision, having its principal offices at 204 N. Main Avenue, Republic, MO 65738 ("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 Variable Width Right-of-Way being a part of the Northeast Quarter (NE¹/₄) of the Southeast Quarter (SE¹/₄) and part of the Southeast Quarter (SE¹/₄) 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 2008 at Page 021115-08, 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 1,237.75 feet for a POINT OF BEGINNING; thence continuing S01 °45'20"W, along said East line, a distance of 29.31 feet to a point on the North right-of-way line of US Highway 60, as it now exists; thence S59°03'56"W, along said North right-of-way line, a distance of 41.41 feet; thence S57°27'40"W, along said North right-of-way line, a distance of 279.80 feet; thence N32°27'28"W, a distance of 133.93 feet to a point on the South line of said NE¹/₄ of the SE¹/₄; thence S88°47'14"E, along said South line, a distance of 45.19 feet; thence N03°10'27"E, a distance of 58.97 feet; thence N88°15'59"E, a distance of 69.42 feet; thence N05°36'42"E, a distance of 29.66 feet; thence S32°30'27"E, a distance of 78.17 feet; thence N85°30'36"E, a distance of 92.02 feet; thence N57°26'49"E, a distance of 106.41 feet to the POINT OF BEGINNING.

Containing 25,777 square feet (0.592 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:

DRURY PROPERTIES, INC.

By: _____
Mitchell Drury, Vice President

ACKNOWLEDGMENT

STATE OF MISSOURI)
) ss
COUNTY OF GREENE)

On ___ April 2024, before me appeared Mitchell Drury, personally known to me, who being by me duly sworn, did say that he is the Vice President of the Drury Properties Inc., and that the foregoing instrument was signed on behalf of Drury Properties Inc., and that he acknowledged said instrument to be the free act and deed of Drury Properties Inc., 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: _____