

008793-21 23 Feb 2021 03:12:12 PM



Book: 2021
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REAL ESTATE DOCUMENT
GREENE COUNTY, MISSOURI
RECORDERS CERTIFICATION

Cheryl Dawson Spaulding
Cheryl Dawson-Spaulding
Recorder of Deeds

lcunningham

Affidavit of Scrivener's Error

DATED: FEBRUARY 23, 2021

For Indexing purposes only:

20-3238

**GRANTOR: STEVEN L. PHILLIPS, TRUSTEE OF THE BETTY J. PHILLIPS VAP TRUST
DATED APRIL 8, 2020
GRANTEE: MASON RIDGE, LLC
MAILING ADDRESS: 2857 S CAMPBELL, SPRINGFIELD, MO 65807**

Legal – THAT CERTAIN PARCEL OR TRACT OF LAND BEING THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 28 NORTH, RANGE 23 WEST, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING RAILROAD SPIKE AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE, N88°40'44"W, ALONG THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 1340.03 FEET TO A SET COTTON SPINDLE AT THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 28, AND THE POINT OF BEGINNING; THENCE, S02°00'49"W, ALONG THE EAST LINE OF SAID NORTHWEST ¼ OF THE NORTHEAST ¼, A DISTANCE OF 1329.08 FEET TO AN EXISTING ½" IRON PIN WITH A CAP STAMPED "WOLFE", SAID POINT BEING THE SOUTHEAST CORNER OF SAID NORTHWEST ¼ OF THE NORTHEAST ¼; THENCE, N88°40'21"W, ALONG THE SOUTH LINE OF SAID NORTHWEST ¼ OF THE NORTHEAST ¼, A DISTANCE OF 1341.51 FEET TO AN EXISTING BENT ½" IRON PIN AT THE SOUTHWEST CORNER OF SAID NORTHWEST ¼ OF THE NORTHEAST ¼; THENCE, N02°04'39"E, ALONG THE WEST LINE OF SAID NORTHWEST ¼ OF THE NORTHEAST ¼, A DISTANCE OF 1328.94 FEET TO AN EXISTING BOAT SPIDE AT THE NORTHWEST CORNER OF SAID NORTHWEST ¼ OF THE NORTHEAST ¼; THENCE, S88°40'44"E, ALONG THE NORTH LINE OF SAID NORTHWEST ¼ OF THE NORTHEAST ¼, A DISTANCE OF 1340.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 40.9 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENT OR RESTRICTION OF RECORD, IF ANY, AND ANY PART USED FOR ROAD RIGHT-OF-WAY PURPOSE.

On this the 23RD day of FEBRUARY 2021, before me personally appeared CHRISTINA M. BAIRD, who being by me duly sworn the following statements are true and correct to the best of her knowledge:

1. Due to a Scrivener's Error in the TRUSTEE'S WARRANTY DEED recorded in GREENE COUNTY, MISSOURI, in Book 2021, Page 002710-21,
2. DEED OF TRUST recorded in GREENE COUNTY, MISSOURI, in Book 2021, Page 002711-21,
3. DEED OF TRUST recorded in GREENE COUNTY, MISSOURI, in Book 2021, Page 002712-21
4. Enter error here SECTION 28. TOWNSHIP 29 NORTH, RANGE 23 WEST
5. Enter correction here SECTION 28, TOWNSHIP 28 NORTH, RANGE 23 WEST

Executed this 23RD day of FEBRUARY 2021




CHRISTINA M. BAIRD

STATE OF MISSOURI)
) SS
 COUNTY OF GREENE)

On this the 23RD DAY OF FEBRUARY 2021, before me personally appeared, **CHRISTINA M. BAIRD**, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.



, Notary Public David Climer

My commission expires:

