

Recorded In Oregon County, Missouri



Recording Date/Time: 03/11/2020 at 08:56:22 AM

Instr #: 20200293

Book: 531 Page: 807

Type: WD

Pages: 2

Fee: \$27.00 S



Space above reserved for Recorder of Deeds

TRUSTEE'S WARRANTY DEED

THIS INDENTURE made and entered into on this 6th day of March, 2020 by and between Ronnie Newberry, Trustee under the Revocable Living Trust Agreement of Ronnie Newberry dated 11/26/01, GRANTOR, whose address is Route 3 Box 3703-B, Thayer, MO 65791, party of the first part, and Angela Toomey, a single person, GRANTEE, whose address is 302 Front Street, Thayer, MO 65791, party of the second part.

WITNESSETH:

WHEREAS, Ronnie Newberry, Grantor warrants that he is the duly appointed, qualified, and acting trustee under the aforementioned Trust Instrument dated 11/26/01;

WHEREAS, the Trust Instrument gives Grantor a general and/or special power of sale of real estate set forth under **SECTION FOUR POWERS OF TRUSTEE** – Except as may be hereinafter limited, the fiduciary shall have the powers, duties and responsibilities as set forth in Section 456.500 through Section 456.600 RSMo., and in addition may exercise the following powers: (b) to divide and distribute assets without regard to income tax basis thereof.

NOW THEREFORE, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor does hereby **Bargain and Sell, Convey and Confirm**, to Grantee and unto Grantee's heirs and assigns, the following described real property in Oregon County, Missouri, to-wit:

TRACT 1 - All of that part of Lots 5, 6, 7 and 8 in Block 15 in the City of Thayer, described as follows: Beginning on the East line of said Lot 5 in Block 15 at a point 98 feet North of the Southeast Corner of said Lot 5, running thence Westerly at right angles with East line of Lot 5, 100 feet to West line of Lot 8 in Block 15, thence running Northerly along West line of Lot 8 a distance of 23 feet, thence Easterly 100 feet along the Northerly line of said Block 15 to Northeast corner of said Block 15, running thence Southerly along Easterly line of said Block 15 to the point of beginning. Block 15 being located in the Northwest Quarter (NW¹/₄) of the Northwest Quarter (NW¹/₄) of Section 32, Township 22 North, Range 5 West.

TRACT 2 - Part of Lots 5, 6, 7 and 8 in Block 15 in the Original Town of Thayer, Missouri, described as follows: Beginning at a point on the Easterly line of Lot 5 in Block 15, 75.2 feet North of the Southeast corner of said Lot 5, thence running Westerly parallel with the South line of said Block 15 to the West line of said Lot 8, thence North along said West line a distance of 22 feet, thence Easterly parallel with the South line of said Block 15 to the Easterly line of said Lot 5 in Block 15, thence Southerly along the Easterly line of said Lot 5 a distance of 22 feet to the point of beginning.

TO HAVE AND TO HOLD the same, together with all rights, immunities, privileges and appurtenances, unto Grantee and unto Grantee's heirs and assigns, forever:

And the Grantor, as Trustee only, and not as an individual, with all liability under this deed with respect to covenants or warranties expressly limited to assets of the trust estate, hereby covenants that Grantor, and successor trustees under the Trust Instrument, will warrant and defend the title to these premises unto the Grantee, and unto Grantee's heirs and assigns, forever, against the lawful claims of all persons claiming under Grantor.

Grantor states that the Revocable Living Trust Agreement of Ronnie Newberry dated 11/26/01 has neither been amended or any part revoked.

WITNESS the hand of the Grantor this 6th day of March, 2020.

GRANTOR: The Revocable Living Trust
Agreement of Ronnie Newberry dated 11/26/01

Ronnie Newberry TTEE
By: Ronnie Newberry, Trustee

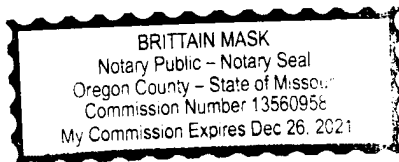
ACKNOWLEDGMENT

STATE OF MISSOURI)
)ss On the 6th day of March, 2020 before me, Brittain Mask,
COUNTY OF OREGON) a Notary Public in and for said state, personally appeared

Ronnie Newberry, to me known to be the person described in and who executed the within Trustee's Warranty Deed, and acknowledged to me that he executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Thayer, MO the day and year first above written.

My term of office as a Notary Public will expire on December 26, 2021.



Brittain Mask
Notary Public - Brittain Mask

FILED
MAR 11 2020
DAWN HOLMAN
OREGON COUNTY RECORDER