

FILED WAYNE COUNTY MO

BOOK 2017. PAGE 2212

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CINDY STOUT

WAYNE COUNTY RECORDER

## **GENERAL WARRANTY DEED**

THIS DEED, Made on the day of Ochober A.D. 2017 between Terance Baker and Kelly McLane Baker his wife, of the County of Butler, in the State of Missouri, grantor or grantors, party or parties of the first part, and Christopher Donald Dover a married person, of the County of Wayne, in the State of Missouri, grantee or grantees, party or parties of the second part. (Mailing address of said first named grantee is HC 1 Box 1142B, Wappapello, MO 63966.)

WITNESSETH, That said party or parties of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, paid by the said party or parties of the second part, the receipt of which is hereby acknowledged, does or do by these presents, Grant, Bargain and Sell, Convey and Confirm, unto the said party or parties of the second part, the following described Lots, Tracts or Parcels of Land, lying, being and situate in the County of **Wayne** and State of Missouri, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if repeated in full.

TO HAVE AND TO HOLD the same, together with rights and appurtenances to the same belonging, unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever. The said party or parties of the first part hereby covenanting that said party or parties and their heirs, executors and administrators of such party or parties, shall and will WARRANT AND DEFEND the title to the premises unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said party or parties of the first part has or have hereunto set their hand or hands, this the day and year first above written.

Terance Baker Kelly McLane Baker

STATE OF MISSOUR()

)SS

COUNTY OF WAYNE)

On this \_\_\_\_\_\_ day of \_\_\_\_\_\_ A.D. 2017, before me personally appeared Terance Baker and Kelly McLane Baker his wife, to me known to be the person or persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

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

My term of office as Notary Public will expire the 15th day of March, 2020.

STEPHANIE R. WALK
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
COUNTY OF WAYNE
COMMISSION #16319116
My Commission Expires: March 15, 2020

Notary Public,

## **EXHIBIT A - LEGAL DESCRIPTION**

All of Lot 38 in Greenville Improvement Corporation Addition to the City of Greenville, Missouri, a subdivision in Section 1, Township 28 North, Range 5 East, as shown on plat now on file in the Office of the Recorder of Deeds within and for Wayne County, Missouri.



FILED WAYNE COUNTY MO
BOOK 2021 PAGE 163

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CINDY STOUT
WAYNE COUNTY RECORDER

## **GENERAL WARRANTY DEED**

THIS DEED, Made on the 2/8 day of and Kelly Baker his wife, grantor or grantopover a married person, grantee or grant	ors, party or párties o	of the first part, and <b>Chr</b> i	n Terance Baker istopher Donald
Mailing address of said first named grantee is _	697 Wappa	pello mo	63966

WITNESSETH, That said party or parties of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, paid by the said party or parties of the second part, the receipt of which is hereby acknowledged, does or do by these presents, Grant, Bargain and Sell, Convey and Confirm, unto the said party or parties of the second part, the following described Lots, Tracts or Parcels of Land, lying, being and situate in the County of **Wayne** and State of Missouri, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if repeated in full.

TO HAVE AND TO HOLD the same, together with rights and appurtenances to the same belonging, unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever. The said party or parties of the first part hereby covenanting that said party or parties and their heirs, executors and administrators of such party or parties, shall and will WARRANT AND DEFEND the title to the premises unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said party or parties of the first part has or have hereunto set their hand or hands, this the day and year first above written.

Terance Baker  Kelly Baker
STATE OF MISSOURI )
COUNTY OF Wayne )
On this
My term of office as Notary Public will expire theQ thday ofQuote, 20
PAMELA S. SUTTON NOTARY PUBLIC - NOTARY SEAL STATE OF MISSOURI COUNTY OF WAYNE COMMISSION #14430309 My Commission Expires: August 19, 2022

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## Exhibit A - Legal Description

All of Lot Thirty-nine (39) in the Greenville Improvement Corporation Addition to the City of Greenville, Missouri, a subdivision in Section One, Township Twenty-eight North, Range Five East, as shown on plat now on file in the office of the Recorder of Deeds within and for Wayne County, Missouri.

EXCEPT: All that part of Lot Thirty-nine (39) in the Greenville Improvement Corporation Addition to the City of Greenville, a subdivision in Section One (I), Township Twenty-eight (28) North, Range Five (5) East, as shown by plat now on file in the office of the Recorder of Deeds and for the County of Wayne and State of Missouri, described as follows: Beginning at an iron pin at the Northeast corner of said Lot 39; thence South I degree 43'10" East 20 feet; thence South 59 degrees 20'30" West 194.12 feet, more or less, to the West line of said Lot 39; thence in a Northwest direction 20 feet, more or less, to the Northwest corner of said Lot 39; thence North 59 degrees 20'30" East 194.12 feet to the place of beginning.

\*\*End of Exception\*\*