



FILED WAYNE COUNTY MO
BOOK 2017 PAGE 2212

NOV 16 2017
AM _____ PM 1:28
CINDY STOUT
WAYNE COUNTY RECORDER

GENERAL WARRANTY DEED

THIS DEED, Made on the 10th day of October 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** .)

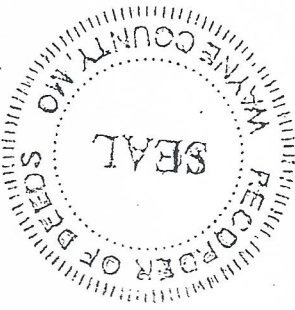
WITNESSETH, That said party or parties of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, paid by the said party or parties of the second part, the receipt of which is hereby acknowledged, does or do by these presents, Grant, Bargain and Sell, Convey 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.

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

JAN 21 2021

AM _____ PM 1:40

CINDY STOUT

WAYNE COUNTY RECORDER

GENERAL WARRANTY DEED

THIS DEED, Made on the 21st day of January, A.D. 2021 between **Terance Baker and Kelly Baker his wife**, grantor or grantors, party or parties of the first part, and **Christopher Donald Dover a married person**, grantee or grantees, party or parties of the second part.

Mailing address of said first named grantee is 697 Wayne 521
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.

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 (1), 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 1 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****