

# 4348

GENERAL WARRANTY DEED (WITH STATUTORY ACKNOWLEDGMENT)

STATE OF MISSOURI, COUNTY OF LAWRENCE

ss. IN THE RECORDER'S OFFICE

THIS DEED, Made and entered into this 5th day of July, 1996, by and between

I, Don W. W. Recorder of said County, do hereby certify that the within instrument of writing was at 11 o'clock and 00 minutes A.M., on the 9th day of July, A.D., 1996 duly filed for record in my office, and is recorded in the records of this office, in Book 363, at page 86. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Mt. Vernon, Missouri, this 9th day of July, A.D., 1996.

BRUCE P. STAUBUS, a single person

of the County of Lawrence State of Missouri part or parties of the first part and

MICKEY JOE ARD and LESLEY GALE ARD, his wife

By: Don W. Recorder of the County of Lawrence State of Missouri Deputy Fred G. Missouri part or parties of the second part.

(mailing address of said first named grantee is 208 E HIGH ST AURORA MO 65605 )

WITNESSETH, that the said party or parties of the first part, for and in consideration of the sum of One Dollar and other valuable considerations 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 Real Estate, situated in the County of Lawrence and State of Missouri, to-wit:

Part of the North Half of Lots 1 and 2 of the Northwest Quarter of Section 7, Township 26, Range 25, Lawrence County, Missouri, described as follows: Beginning 29 feet South and 306 feet East of the Northwest Corner thereof, thence South 400 feet, thence East 122 feet, thence North 400 feet, thence West 122 feet to the point of beginning.

TO HAVE AND TO HOLD the same, together with all 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 the day and year first above written.

Bruce P. Staubus BRUCE P. STAUBUS

STATE OF MISSOURI, COUNTY OF LAWRENCE

ss. On this 5th day of July, 1996, before me personally appeared BRUCE P. STAUBUS, a single person

to me known to be the person or persons described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed:

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

My term expires

(Seal)

Karen L. Conrad Notary Public

January 12, 2000

STATE OF MISSOURI

County of \_\_\_\_\_ } ss. On this \_\_\_\_\_ day of \_\_\_\_\_ A. D. 19 \_\_\_\_\_

before me personally appeared \_\_\_\_\_

and \_\_\_\_\_

his wife, to me known to be the 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 \_\_\_\_\_ the day and year first above written.

My term of office as Notary Public will expire \_\_\_\_\_, 19 \_\_\_\_\_

----- Notary Public.

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STATE OF MISSOURI

County of \_\_\_\_\_ } ss. On this \_\_\_\_\_ day of \_\_\_\_\_ A. D. 19 \_\_\_\_\_

before me personally appeared \_\_\_\_\_

to me known to be the person \_\_\_\_\_ described in and who executed the foregoing instrument, and acknowledged that \_\_\_\_\_ executed the same as \_\_\_\_\_ free act and deed. And the said \_\_\_\_\_ further declared \_\_\_\_\_ to be single and unmarried.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal, at my office in \_\_\_\_\_ the day and year first above written.

My term of office as Notary Public will expire \_\_\_\_\_, 19 \_\_\_\_\_

----- Notary Public.

# 4348

**General Warranty Deed**  
(WITH STATUTORY ACKNOWLEDGMENTS)  
**STANDARD MISSOURI FORM**

FROM \_\_\_\_\_ TO \_\_\_\_\_

Filed for record this 9th day of July A. D. 1996.  
at 11 o'clock 00 minutes A. M.  
Don Washam Recorder.  
Fred B. Misurink Deputy Recorder.

Recorder's Fee - \$ \_\_\_\_\_

Grantee Address \_\_\_\_\_

Mailing Address \_\_\_\_\_

COMPLIANCE CO., SPRINGFIELD, MO. 65704-1424  
Form 1B

INDEXED

**IN THE RECORDER'S OFFICE**

STATE OF MISSOURI, } ss.  
County of Lawrence

I, Don Washam,  
Recorder of said County, do hereby certify that the within instrument of writing was, on the 9th day of July A. D. 19 96, at 11 o'clock 00 minutes A. M. duly filed for record, and is now recorded in the Records of this office in book 363 at page 86.

In Witness Whereof, I have hereunto set my hand and affixed my official seal at Nt. Vernon, Missouri this 9th day of July A. D. 1996.

Don Washam Recorder.  
Patricia Fees Patricia Fees Deputy Recorder.

G.R. 8.00  
U.F. 13.00  
TOTAL 21.00  
VPTA