

Type: LAND RECORDS
Kind: WARRANTY DEED
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Lawrence County Recorder
Gary Emerson Recorder of Deeds
File# 2020-00002391

BK 456 PG 2367

CORPORATE WARRANTY DEED

FILE NO.: G19-83249

THIS DEED, made and entered into May 18, 2020, by and between **Southern Bank successor by merger with Peoples Bank of the Ozarks**, GRANTOR, County of Lawrence, State of Missouri, in consideration of Ten Dollars and other valuable consideration to it paid by **Mike Seitz LLC**, GRANTEE, of the County of Lawrence, State of Missouri, whose mailing address is:

3800 S Fremont Ave Springfield, mo 65804

the receipt of which is hereby acknowledged, and by virtue and pursuance of a Resolution of the Board of Directors of said Grantor, does by these presents, GRANT, BARGAIN, SELL, CONVEY AND CONFIRM unto the said Grantee, and their heirs and assigns, the following described Real Estate, situated in the County of Lawrence, State of Missouri, to wit:

TRACT 1:

PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) AND THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4), ALL IN SECTION 17, TOWNSHIP 26, RANGE 25, IN THE CITY OF AURORA, LAWRENCE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 89 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4), THENCE WEST 1234 FEET, THENCE SOUTH 2000 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MISSOURI HIGHWAY NO. 60, THENCE NORTHEASTERLY, FOLLOWING SAID NORTH RIGHT-OF-WAY LINE, 2296 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF MISSOURI HIGHWAY NO. 60 AND THE WEST RIGHT-OF-WAY LINE OF MISSOURI HIGHWAY NO. 60 BUSINESS LOOP, THENCE NORTHWESTERLY, FOLLOWING SAID WEST RIGHT-OF-WAY LINE OF BUSINESS LOOP NO. 60, 608.5 FEET TO THE POINT OF BEGINNING EXCEPT ANY PART TAKEN OR DEEDED FOR ROAD PURPOSES AND

ALL THAT PART OF THE EAST ONE-HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 17, TOWNSHIP 26, RANGE 25, IN THE CITY OF AURORA, LAWRENCE COUNTY, MISSOURI, LYING NORTH AND WEST OF U.S. HIGHWAY NO. 60 AS THE SAME IS NOW LOCATED EXCEPT ANY PART TAKEN OR DEEDED FOR ROAD PURPOSES AND

ALL THAT PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 17, TOWNSHIP 26, RANGE 25, IN THE CITY OF AURORA, LAWRENCE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER THEREOF, THENCE NORTH 12 RODS, THENCE WEST 40 RODS, THENCE SOUTH 12 RODS, THENCE EAST 40 RODS TO THE POINT OF BEGINNING, ALL IN THE CITY OF AURORA, LAWRENCE COUNTY, MISSOURI EXCEPT ANY PART TAKEN OR DEEDED FOR ROAD PURPOSES

A PORTION OF THE ABOVE PROPERTY IS DESCRIBED AS FINAL PLAT OF SUMMIT RETAIL DEVELOPMENT FIRST ADDITION IN THE CITY OF AURORA, LAWRENCE COUNTY, MISSOURI, FILED FOR RECORD NOVEMBER 13, 2000 IN PLAT BOOK G AT PAGE 32 AND DEED BOOK 387 AT PAGE 953 EXCEPT

LOTS SEVEN (7) AND NINE (9) OF SAID FINAL PLAT OF SUMMIT RETAIL DEVELOPMENT FIRST ADDITION.

EXCEPT:

ALL OF LOT ELEVEN (11), PHASE 1, REPLAT OF SUMMIT RETAIL DEVELOPMENT FIRST ADDITION IN THE CITY OF AURORA, LAWRENCE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT BOOK G AT PAGE 183, RECORDED MARCH 16, 2004)

ALSO EXCEPT:

ALL OF LOT TEN (10), REPLAT OF SUMMIT RETAIL DEVELOPMENT FIRST ADDITION IN THE CITY OF AURORA, LAWRENCE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

ALSO EXCEPT:

THAT CERTAIN PARCEL OR TRACT OF LAND, BEING A PART OF THE EAST ONE-HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) AND A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4), ALL IN SECTION 17, TOWNSHIP 26, RANGE 25, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID EAST ONE-HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4), THENCE NORTH 00°10'00" WEST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) A DISTANCE OF 12 RODS (189.56 FEET MEASURED) TO AN EXISTING IRON PIN, THENCE NORTH 89°29'15" WEST A DISTANCE OF 40 RODS (659.50 FEET MEASURED) TO AN EXISTING IRON PIN FOR A POINT OF BEGINNING, THENCE SOUTH 89°29'15" EAST, A DISTANCE OF 320.0 FEET, THENCE SOUTH 00°08'57" EAST, A DISTANCE OF 1204.72 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #60, THENCE SOUTH 47°46'20" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 431.11 FEET TO A POINT ON THE WEST LINE OF SAID EAST-ONE HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4), THENCE NORTH 00°08'57" WEST, ALONG SAID WEST LINE AND ITS EXTENSION, A DISTANCE OF 1497.32 FEET TO THE POINT OF BEGINNING, ALL BEING IN THE CITY OF AURORA, LAWRENCE COUNTY, MISSOURI, EXCEPT ANY PART TAKEN OR DEEDED FOR ROAD PURPOSES, ALSO RIGHTS OF INGRESS AND EGRESS ACROSS THE FOLLOWING, DESCRIBED TRACT OF LAND: BEGINNING AT THE NORTHEAST CORNER OF ABOVE DESCRIBED TRACT, THENCE SOUTH 89°29'15" EAST, A DISTANCE OF 334.92 FEET TO A POINT ON THE CENTERLINE OF A PIPELINE EASEMENT, AS RECORDED IN BOOK 381 AT PAGE 434, THENCE NORTH 67°40'16" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 322.14 FEET TO THE WEST RIGHT-OF-WAY LINE OF A FUTURE ROAD, AS SHOWN ON RECORDED PLAT OF SUMMIT RETAIL DEVELOPMENT FIRST ADDITION, THENCE SOUTH 00°28'12" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 43.39 FEET TO A POINT ON THE SOUTH LINE OF SAID PIPELINE EASEMENT, THENCE SOUTH 67°40'16" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 313.41 FEET, THENCE NORTH 89°29'15" WEST, A DISTANCE OF 342.54 FEET TO A POINT ON THE EAST LINE OF ABOVE DESCRIBED TRACT, THENCE NORTH 00°08'57" WEST, ALONG SAID EAST LINE, A DISTANCE OF 40.0 FEET TO THE POINT OF BEGINNING.

TRACT 2:

A 75 FOOT WIDE EASEMENT ACROSS THE WEST ONE-HALF (W1/2) OF THE EAST ONE-HALF (E1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 17, TOWNSHIP 26, RANGE 25, IN THE CITY OF AURORA, LAWRENCE COUNTY, MISSOURI, LYING PARALLEL TO AND IMMEDIATELY ADJACENT TO THE NORTH TIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 60.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the premises are free and clear of any encumbrances done or suffered by it or those under whom it claims; and that it will Warrant and Defend the title to the said premises unto Grantee, and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever, excepting however, the general taxes for the current calendar year, and

thereafter, and special taxes becoming a lien after the date of this deed, and restrictions, easements and building set back lines of record, if any and zoning laws.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed by its Market President, Southern Bank on May 18, 2020.



Jim Lightner

STATE OF MISSOURI

COUNTY OF LAWRENCE

On 18th of May, 2020, before me appeared Jim Lightner, to me personally known, who, being by me duly sworn, did say that they are the Market President, Southern Bank of Southern Bank successor by merger with Peoples Bank of the Ozarks and the said instrument was signed on behalf of said corporation by the authority of its Board of Directors, and the above named officer(s) have acknowledged said instrument to be the free act and deed of said corporation and that said corporation has no corporate seal.

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


Chrystal A. Forbis, Notary Public

My Commission Expires: April 8, 2023

