



Doc ID: 001880390005 Type: LAN
 Kind: WARRANTY DEED
 Recorded: 07/31/2014 at 09:52:35 AM
 Fee Amt: \$36.00 Page 1 of 5
 Lawrence County Recorder
 Pam Robertson Recorder of Deeds
 File# 2014-00003472

BK 450 PG 3050

36⁰⁰ pd.
 by Woodcock
 to Seitz

WARRANTY DEED

This Warranty Deed made and entered into this 30th day of July, 2014, by and between Seth M. Seitz, a/k/a Seth Seitz, and Amy E. Seitz, a/k/a Amy Seitz, his wife, of the County of Lawrence, State of Missouri, hereinafter referred to as "Grantors", and Seth M. Seitz and Amy E. Seitz, Trustees of the Seth M. Seitz and Amy E. Seitz Revocable Inter Vivos Trust, dated July 30, 2014, of the County of Lawrence, State of Missouri, hereinafter referred to as "Grantees". The mailing address of the Grantees is 17475 Lawrence 2175, Aurora, Missouri 65605.

WITNESSETH: The Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration paid to the Grantors, the receipt of which is hereby acknowledged, do by these presents Grant, Bargain, and Sell, Convey and Confirm unto the Grantees the following described lots, tracts or parcels of land lying, being and situated in the County of Lawrence, State of Missouri, to-wit:

* Tract No. 1: An undivided one-half interest in the following described real estate:

A portion of the North Half of Lots 1 and 2 of the Fractional Southwest Quarter of Section 19, Township 26 North, Range 25 West, of the Fifth Principal Meridian, Lawrence County, Missouri, being more particularly described as follows:

Commencing at the Southeast corner of said North Half of Lot 1 of the Southwest Quarter of Section 19; thence North 1 degree 01 minutes 40 seconds East along the East line of said North Half of Lot 1 a distance of 370.87 feet; thence North 89 degrees 05 minutes 48 seconds West, 938.24 feet to the point of beginning of the portion herein being described; thence South 0 degrees 38 minutes 04 seconds West, 20.00 feet; thence North 89 degrees 05 minutes 48 seconds West, 759.00 feet; thence South 0 degrees 41 minutes 14 seconds West, 139.84 feet; thence North 89 degrees 07 minutes 32 seconds West along the North line of

Farm Road No. 2227 a distance of 312.27 feet; thence North 0 degrees 38 minutes 17 seconds East, 528.23 feet to an intersection with the centerline of Dyer Avenue; thence South 89 degrees 14 minutes 07 seconds East along said centerline a distance of 360.68 feet; thence South 0 degrees 54 minutes 05 seconds West, 35.00 feet; thence South 89 degrees 14 minutes 07 seconds East, 714.77 feet; thence South 1 degree 18 minutes 14 seconds West, 335.84 feet to the point of beginning of the portion herein described, except any part taken, deeded or used for road or highway purposes.

and

Tract No. 2: Lots 4, 5 and 16, Seitz Estates to the City of Aurora, Lawrence County, Missouri, according to the recorded plat thereof.

and

Tract No. 3: The South Half of the Southwest Quarter, and the South Half of the Northeast Quarter of the Southwest Quarter, Section 26, Township 27, Range 26, Lawrence County, Missouri, except any part thereof taken, deeded or used for road or highway purposes.

And also, all that part of the Northeast Quarter of the Northwest Quarter of Section 34 that lies East of Missouri State Highway No. 39; all of the North Half of the Northeast Quarter of Section 34; all in Township 27 North, Range 26 West of the Fifth Principal Meridian, except the right of way of the Missouri Pacific Railroad as the same is now located, in Lawrence County, Missouri, except any part thereof taken, deeded or used for road or highway purposes.

And also, the North 770 feet of the West 662 feet of the West Half of the Northwest Quarter of the Northwest Quarter, Section 35, Township 27, Range 26, Lawrence County, Missouri, except any part thereof taken, deeded or used for road or highway purposes.

Subject to easements, restrictions, reservations and covenants of record, if any.

and

Tract No. 4: All of the Southeast Quarter of the Southeast Quarter of Section 26; and all of that part of the Southwest Quarter of the Southwest Quarter of Section 25 lying West of the St. Louis and San Francisco Railroad right-of-way; all in Township 27, Range 26, Lawrence County, Missouri, except any part taken, deeded or used for road or highway purposes.

Also: All of the Northwest Quarter of the Southwest Quarter of Section 25; and the Northeast Quarter of the Southeast Quarter of Section 26; all in Township 27, Range 26, Lawrence County, Missouri, except any part taken, deeded or used for road or highway purposes, except the railroad right-of-way 66 feet wide as the same is now located.

EXCEPT from the above-described legal descriptions:

Parcel B: Part of the Northwest Quarter of the Southwest Quarter of Section 25, and the Northeast Quarter of the Southeast Quarter of Section 26, all in Township 27 North, Range 26 West, Lawrence County, Missouri, described as follows: Beginning at the Northwest corner of said Northwest Quarter of the Southwest Quarter of Section 25; thence along the North line of said Northwest Quarter of the Southwest Quarter of Section 25, North 89 degrees 22 minutes 08 seconds East 744.96 feet to a survey monument; thence South 00 degrees 25 minutes 48 seconds East 280 feet to a survey monument; thence South 89 degrees 22 minutes 08 seconds East 85 feet to a survey monument; thence South 00 degrees 25 minutes 48 seconds East 1052.31 feet to a survey monument in an existing fence on the South line of said Northwest Quarter of the Southwest Quarter of Section 25; thence along said South line North 89 degrees 23 minutes 32 seconds West 661.62 feet to a survey monument in the East right-of-way line of an abandoned railroad; thence along the East line of said abandoned railroad North 09 degrees 39 minutes 44 seconds West 1354.61 feet to a survey monument on the North line of the Northeast Quarter of the Southeast Quarter of Section 26; thence South 89 degrees 28 minutes 29 seconds East 50.50 feet to the point of beginning, except any part taken, deeded or used for road or highway purposes.

ALSO EXCEPT:

Parcel C: Part of the Northwest Quarter of the Southwest Quarter of Section 25, Township 27 North, Range 26 West, Lawrence County, Missouri, described as follows: Commencing at a survey monument at the Northwest corner thereof; thence along the North line of said Northwest Quarter of the Southwest Quarter North 89 degrees 22 minutes 08 seconds West 744.96 feet to a survey monument at the point of beginning; thence continuing along the North line of said Northwest Quarter of the Southwest Quarter, North 89 degrees 22 minutes 08 seconds West 585.00 feet to a survey monument at the Northeast corner of said Northwest Quarter of the Southwest Quarter; thence along the East line of said Northwest Quarter of the Southwest Quarter, South 00 degrees 25 minutes 48 seconds East 1332.11 feet to a survey monument at the Southeast corner of said Northwest Quarter of the Southwest Quarter; thence along an existing

fence on the South line of said Northwest Quarter of the Southwest Quarter, North 89 degrees 23 minutes 32 seconds West 500.00 feet to a survey monument; thence North 00 degrees 25 minutes 48 seconds West 1052.31 feet to a survey monument; thence North 89 degrees 22 minutes 08 seconds West 85 feet to a survey monument; thence North 00 degrees 25 minutes 48 seconds West 280 feet to the point of beginning, except any part taken, deeded or used for road or highway purposes.

and

Tract No. 5: Part of the East Half of the Northwest Quarter of Section 27, Township 27, Range 26, Lawrence County, Missouri, described as follows: Beginning at the Southwest corner of the Southeast Quarter of the Northwest Quarter of said Section 27; thence North 1799 feet; thence East 1326 feet; thence South 1800 feet; thence West 1326 feet to the point of beginning, subject to easements, restrictions, reservations and covenants of record, if any.

and

Tract No. 6: The West Half of the Southeast Quarter of Section 26, Township 27 North, Range 26 West, Lawrence County, Missouri, EXCEPT beginning at the Northeast corner of the Northwest Quarter of the Southeast Quarter of Section 26; thence South 330 feet; thence West 660 feet; thence North 330 feet; thence East 660 feet to the point of beginning; AND the North Half of the Northeast Quarter of the Southwest Quarter of Section 26, Township 27 North, Range 26 West, Lawrence County, Missouri.

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 Grantees and unto their successors and assigns FOREVER, the said Grantors hereby covenanting that they are lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that they have good right to convey the same; that the said premises are free and clear of any incumbrances done or suffered by them or those under whom they claimed title; and that they will warrant and defend the title to said premises unto the said Grantees, and unto their successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands the day and year first above written.

GRANTORS:

Seth M. Seitz
 Seth M. Seitz

Amy E. Seitz
 Amy E. Seitz

STATE OF MISSOURI)
) ss
 COUNTY OF LAWRENCE)

On this 30th day of July, 2014, before me personally appeared Seth M. Seitz and Amy E. Seitz, his wife, to me known to be the persons described in and who executed the within Warranty Deed, and they acknowledged to me that they executed the same as their free act and deed and for the purposes therein stated.

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

My Commission Expires:

May 15, 2017

Joseph D. Woodcock
 Notary Public
 Joseph D. Woodcock

