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City of Aurora
2 W. Pleasant
65605



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CITY OF AURORA

GENERAL WARRANTY DEED

THIS INDENTURE, made on the 20th day of September 2022, by and between **City of Aurora, Missouri**, of the County of Lawrence, State of Missouri, **GRANTOR**, and Doty Real Estate, LLC of the County of Lawrence, State of Missouri, **GRANTEE**. **GRANTEE'S** mailing address is 306 S. Madison Ave., Aurora, Missouri 65605.

WITNESSETH, that said **GRANTOR**, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid to the **GRANTOR** by the **GRANTEE**, the receipt of which is hereby acknowledged, does by these presents, Grant, Bargain and Sell, Convey and Confirm, unto the said **GRANTEE** and its heirs and assigns, all of **GRANTOR'S** interest in and to the following described Lot(s), Tract(s) or Parcel(s) of land lying, being and situated in the County of Lawrence and State of Missouri, to-wit:

SEE ATTACHED EXHIBIT "A"

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 heirs 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 the said **GRANTEE**, and unto its heirs and assigns forever against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said **GRANTOR** has hereunto set its hand and seal, this the day and year first above written.

EXHIBIT – “A”

A TRACT OF LAND BEING PART OF THE WEST-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 1 TOWNSHIP 26 NORTH RANGE 26 WEST IN THE CITY OF AURORA, LAWRENCE COUNTY, MISSOURI. BEING DESCRIBED MORE FULLY AS FOLLOWS:

ALL OF LOT 1 IN THE FINAL PLAT OF PHASE 1 AURORA INDUSTRIAL PARK. A SUBDIVISION IN THE CITY OF AURORA, LAWRENCE COUNTY, MISSOURI. BEING RECORDED IN BOOK 372 AT PAGE 263 IN THE LAWRENCE COUNTY RECORDER'S OFFICE.

ALSO;

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF PHASE 1 AURORA INDUSTRIAL PARK:

THENCE N00°40'35"E A DISTANCE OF 174.81 FEET ALONG THE EAST LINE OF SAID WEST-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 1 TO THE NORTH LINE OF THE WEST-HALF OF SAID QUARTER-QUARTER SECTION;

THENCE N89°45'32"W A DISTANCE OF 676.76 FEET ALONG SAID NORTH LINE OF WEST-HALF TO A FOUND ½-INCH IRON PIN:

THENCE S00°38'09"W LEAVING SAID NORTH LINE A DISTANCE OF 171.95 FEET TO THE NORTH LINE OF SAID LOT 1 OF PHASE 1 AURORA INDUSTRIAL PARK;

THENCE S89°30'59"E A DISTANCE OF 676.62 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

CONTAINING 7.34 ACRES (319,782 SQUARE FEET) MORE OR LESS