

Recording Date/Time: 09/15/2022 at 10:16:26 AM

Book: 458 Page: 5340

Instr #: 2022005375

Pages: 2

Fee: \$27.00 S



Denise Massie
Recorder of Deeds

Electronically Recorded

GENERAL WARRANTY DEED

File No.: G22-131116

THIS DEED made and entered into September 14, 2022 by and between **Cynthia P. Morgan and Joseph D. Morgan, wife and husband**, Grantor, of the County of Lawrence, State of Missouri, and **Georgena Maria Valente, a single person**, Grantee, of the County of Lawrence, State of Missouri, whose mailing address is:

1416 East Church Street, Aurora, MO 65605

For and in consideration of the sum of Ten Dollars and other valuable considerations paid by the said Grantee, the receipt of which is hereby acknowledged, does or do by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said Grantee, the following described Real Estate, situated in the County of Lawrence, State of Missouri, to wit:

ALL OF LOT 1 IN BLOCK 6, RINKER AND ELLIOTT'S ADDITION TO THE CITY OF AURORA, LAWRENCE COUNTY, MISSOURI.

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/have hereunto set their hand(s) the day and year first above written.

Cynthia P. Morgan
Cynthia P. Morgan

Joseph D. Morgan
Joseph D. Morgan

STATE OF MISSOURI

COUNTY OF LAWRENCE

On September 14, 2022, before me, personally appeared Cynthia P. Morgan and Joseph D. Morgan, wife and husband, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

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

Michelle Bohanan
Michelle Bohanan, Notary Public

My Commission Expires: November 19, 2024

