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Denise Massie  
Recorder of Deeds

Electronically Recorded

### Warranty Deed by LLC

KNOW ALL MEN BY THESE PRESENTS:

This the 4th day of October 2024, That **BDW, LLC**, as **Grantor**, in consideration of TEN & 00/100 DOLLARS, to it paid by **Heman Houses, LLC**, as **Grantee**, mailing address of said first named Grantee is:

2733 E. Battlefield Rd #259 Springfield MO 65804

the receipt whereof is hereby acknowledged, and by virtue and pursuance of a resolution of the members of said Grantor, does by these presents, GRANT, BARGAIN, SELL, CONVEY AND CONFIRM unto the said Grantee, their heirs and assigns, the following described lots, tracts, or parcels of land, lying, being and situate in the County of Lawrence and State of Missouri to wit:

**ALL OF LOT ONE (1), AND THE NORTH HALF (N 1/2) OF LOT TWO (2), BLOCK SEVEN (7), SOUTH PARK ADDITION TO THE CITY OF AURORA, LAWRENCE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.**

**ALL OF THE SOUTH ONE-HALF (S 1/2) OF LOT TWO (2) AND ALL OF LOT THREE (3), IN BLOCK SEVEN (7), SOUTH PARK ADDITION TO THE CITY OF AURORA, LAWRENCE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.**

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 their heirs and assigns forever. The said Grantor hereby covenanting that it has authority to sign this Deed on behalf of the LLC and therefore bind the Company under Article II Section 2a of the Operating Agreement, 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 said premises are free and clear of encumbrance 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 their heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, BDW, LLC, the said party of the first part, has caused these presents to be signed by the Member, this the 4th day of October 2024.

  
\_\_\_\_\_  
**Benjamin K. Wasson, Member,  
BDW, LLC**

STATE OF MISSOURI            }  
  } ss.  
COUNTY OF Lawrence        }

On this 4th day of October 2024

Before me appeared Benjamin K. Wasson, to me known to be the person described in and who executed the foregoing instrument in his capacity as Member of BDW, LLC and acknowledged that he executed the same as his free act and deed of said Limited Liability Company.

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

  
\_\_\_\_\_  
Notary Public: Rebecca Pritchert

**REBECCA PRITCHERT**  
Notary Public – Notary Seal  
**STATE OF MISSOURI**  
Greene County  
My Commission Expires July 26, 2025  
Commission #13486462