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 Fee Amt: \$27.00 Page 1 of 2
 Lawrence County Recorder
 Pam Robertson Recorder of Deeds
 File# 2014-00002501

BK **450** PG **2237**

*2700/eng.
Waco*

Form reviewed and approved by:
 Kendall R. McPhail
 Attorney at Law
 2838 S. Ingram Mill Rd
 Springfield, MO 65804
 Missouri Bar No: 31363

WACO Title Company Mt. Vernon
 File No. 1402171-125

General Warranty Deed

THIS DEED, Made and entered into this **29th day of May, 2014**, by and between **WANDA SUE ASPLIN, ALSO KNOWN AS WANDA S. ASPLIN, A SINGLE PERSON**, as Grantor, and **LARRY D. TOMLIN**, as Grantee, whose mailing address is: 1663 S. Oak, Aurora, MO 65605

WITNESSETH, that the Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, convey and confirm unto Grantee, Grantee's heirs and assigns, the following described lots, tracts and parcels of land situated in the County of **LAWRENCE** and State of **Missouri**, to wit:

Tract No. 1: Lots 1 and 2, Block 1, Vance & White Addition to the City of Aurora, Lawrence County, Missouri.

Tract No. 2: Lot 3, Block 1, Vance & White 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 same, together with all rights and appurtenances to the same belonging, unto the said Grantee and unto Grantee's heirs and assigns forever; the Grantor hereby covenanting that Grantor is lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that Grantor has good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by Grantor or those under whom Grantor claims, except as stated

above and except for all taxes assessments, general and special, not now due and payable, and that Grantor will warrant and defend the title to the said premises unto Grantee and unto Grantee's heirs and assigns forever, against the lawful claims and demands of all persons whomsoever. If two or more persons constitute the Grantor or Grantee, the words "Grantor" and "Grantee" will be construed to read "Grantors" and "Grantees" whenever the sense of this Deed requires.

IN WITNESS WHEREOF, the Grantor has hereunto executed this instrument on the day and year above written.

Wanda Sue Asplin
WANDA SUE ASPLIN

STATE OF MISSOURI)
) ss
COUNTY OF Lawrence)

On this 29th day of May, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared WANDA SUE ASPLIN, ALSO KNOWN AS WANDA S. ASPLIN to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed, and the said further declared that she is single.

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

Kristy L. Caddick
Kristy L. Caddick
Notary Public within and for said County and State

My commission expires: May 18, 2016

