

BK 457 PG 1531

(Space above reserved for Recorder of Deeds Certification)

TRUSTEE'S DEED

File No.: G21-105171

THIS DEED, Made and entered into this 17th day of March, 2021, by and between

Robert C. Brim, Jr. and Marie Brim Joint Revocable Trust dated 8-15-11

of the County of Greene, State of Missouri hereinafter called party of parties of the first part, (Grantor), and

Larry D. Tomlin, a single person

Of the County of Lawrence, State of Missouri, hereinafter called party of parties of the second part, (Grantee).

Grantee's Address: 1143 Oak Drive, Aurora, MO 65605

WITNESSETH, that the said party or parties of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration paid by the said party or parties of the second part, the receipt of which is hereby acknowledged, does or do by these presents BARGAIN AND SELL, CONVEY AND CONFIRM, unto the said party or parties of the second part, the following described Real Estate situated in the County of Lawrence and State of Missouri to wit:

ALL OF LOT ONE (1) AND LOT FIVE (5), AND THE 12.5 FEET OF VACATED ALLEY LYING WEST OF LOT FIVE (5) BLOCK EIGHT (8), WHEAT'S ADDITION TO THE CITY OF AURORA, LAWRENCE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

Street address of said property is: Lots 1 & 5 Wheat's Addition, Aurora, MO 65605

Subject to easements and restrictions of record, if any.

Grantor(s) represents that and warrants that he/she/they is/are the duly acting Trustee of the aforesaid Trust, that the time for the termination of said Trust has not occurred, that the Trust Indenture has not been amended or revoked, that said Trust is still in full force and effect, and that this Deed is executed pursuant to the powers conferred upon Grantor in the aforesaid Trust Indenture.

TO HAVE AND TO HOLD the same, together with all the rights and appurtenances to the same belonging, unto the said party or parties of the second part, and to the heirs and assigns forever, subject however to real estate taxes for 2021 and thereafter.

Grantor(s) as Trustee(s) only and not individually, will all liability under this Deed with respect to covenants or warranties expressly limited to assets of the respective Trust Estate(s), hereby covenant that Grantors and the Successor Trustees under the Trust Indentures will warrant and defend the title to the above-described real estate unto Grantee(s) and Grantee's heirs and assigns forever, against the lawful claims of all persons claiming under Grantors(s).

IN WITNESS WHEREOF, the said party or parties of the first part has or have hereunto set their hand or hands the day and year first above written.

Robert C. Brim, Jr. and Marie Brim Joint Revocable Trust dated 8-15-11

BY: Robert C. Brim Jr.
Robert C. Brim Jr., Trustee

STATE OF MISSOURI

COUNTY OF LAWRENCE

On this 17th of March, 2021, before me personally appeared Robert C. Brim, Jr., to me known to be the person(s) described in and who executed the foregoing instrument in the capacity as Trustee(s) of the Robert C. Brim, Jr. and Marie Brim Joint Revocable Trust dated 8-15-11 and acknowledged that he/she/they executed the same as his/her/their free act and deed as such Trustee(s), in their Fiduciary capacity and that said Trust has not been amended or revoked.

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

