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Book: 2025 Page: 5605

Instr #: 2025005605

Pages: 2  
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Denise Massie  
Recorder of Deeds

*Electronically Recorded*

**PERSONAL REPRESENTATIVE'S DEED**

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, Karen Luney died intestate and an application for letters of administration as a supervised administered estate was filed in the Probate Division of the Circuit Court of Lawrence County, Missouri in Case/Estate No. 25LW-PR00136; and

WHEREAS, letters of administration as a supervised administration were granted to the undersigned on August 4, 2025, according to law; and

WHEREAS, the Probate Division of the Circuit Court of Lawrence County, Missouri, by its order to sell real property made on October 20, 2025, did order, authorize and direct the undersigned, as personal representative of the estate of Karen Luney, deceased, to sell, at public or private sale, for cash the real property hereinafter described belonging to the estate of said decedent, first having said real property appraised according to law, and

WHEREAS, in obedience to said order I, did on October 6, 2025, agree to sell said real property at private sale to Heman Houses LLC, (mailing address of which Grantee is 1011 South Venture Ave, Springfield, MO 65804) of Lawrence County, Missouri for Forty Thousand dollars (\$40,000.00) in cash, with said sale being for more than three-fourths of the appraised value of said real property, as shown by the inventory filed on October 6, 2025, and

WHEREAS, on October 9, 2025, I, as personal representative did make and file with said court a full report of my proceedings under said order to sell real property, and on October 20, 2025, said court made its order approving and confirming said sale and my report thereof and ordering and directing me, as such personal representative to make, execute, acknowledge and deliver a deed to said real property to the purchaser thereof at said sale

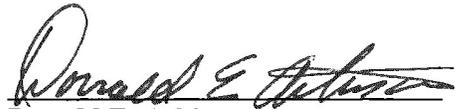
**NOW, THEREFORE**, in obedience to the orders of said court and in consideration of the sum of FORTY THOUSAND DOLLARS (\$40,000.00) and other good and valuable consideration, in hand paid by the said Purchaser, the receipt of which is hereby acknowledged, I, Donald E. Atkinson, Personal Representative do by these presents grant, bargain, sell, convey and confirm unto the said Heman Houses LLC, Buyer, and their successors and assigns forever, the following described real property, lying, being and situate in Lawrence County, Missouri, to-wit:

ALL OF LOTS 20, 21, 22 AND 23 RANDALL'S ADDITION TO THE CITY OF AURORA, MISSOURI; ALSO TRACT "A" DESCRIBED AS BEGINNING 30 FEET SOUTH AND 30 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTH HALF (S 1/2) OF LOT 2 OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 7, TOWNSHIP 26, RANGE 25, LAWRENCE COUNTY, MISSOURI, RUNNING THENCE SOUTH 50 FEET, EAST 150 FEET, NORTH 50 FEET, WEST 150 FEET TO THE PLACE OF BEGINNING.

*Terry L. Luney died on March 19, 2020*

**TO HAVE AND TO HOLD** the same unto the said Heman Houses LLC, Buyer, and their successors and assigns forever.

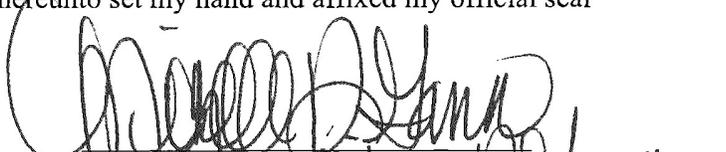
IN WITNESS WHEREOF, I, Donald E. Atkinson, as Personal Representative of the estate of Karen Luney, deceased, have hereunto set my hand and seal on this 13 day of November, 2025.

  
Donald E. Atkinson,  
Personal Representative of the Estate of  
Karen Luney, Deceased

STATE OF MISSOURI            )  
  ) ss.  
COUNTY OF LAWRENCE    )

On this 13 day of December, 2025, before me, the undersigned, a notary public in and for said county and state, personally appeared Donald E. Atkinson, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed as personal representative of the estate of Karen Luney, deceased.

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

  
Notary Public 

MICHELLE D. GANN  
Notary Public – Notary Seal  
STATE OF MISSOURI  
Greene County  
My Commission Expires Dec.30, 2027  
Commission #15368126