

Type: LAND RECORDS
Kind: WARRANTY DEED
Recorded: 8/28/2018 10:29:53 AM
Fee Amt: \$27.00 Page 1 of 2
Lawrence County Recorder
Pam Robertson Recorder of Deeds
File# 2018-00003975

BK 454 PG 3826

This instrument was prepared by
and after recording return to:

Timothy T. Sigmund
Sigmund Browning, LLC
305 E. McCarty Street, Suite 300
Jefferson City, Missouri 65101

GENERAL WARRANTY DEED

This Deed, made as of the 27th day of August, 2018, by and between, **GUFFEY PROPERTIES, LLC**, a Missouri limited liability company, ("Grantor"), and **LBO DEVELOPMENT II, LLC**, a Missouri limited liability company, with a mailing address of P.O. Box 39, 709 Hwy 28 West, Belle, Missouri 65013 ("Grantee").

WITNESSETH, Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto Grantee, the following described real estate situated in the County of Lawrence and State of Missouri to-wit:

A TRACT OF LAND BEING PART OF THE NORTH HALF (N1/2) OF LOT ONE (1) OF THE FRACTIONAL SOUTHWEST QUARTER (SW1/4) OF SECTION 19, TOWNSHIP 26 NORTH, RANGE 25 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF AURORA, LAWRENCE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT A OF BRAUM'S ICE CREAM COMPANY MINOR SUBDIVISION, RECORDED IN DEED BOOK 391, AT PAGE 601 IN THE LAWRENCE COUNTY RECORDER OF DEEDS, THENCE SOUTH 89 DEGREES 15'14" EAST, 360.68 FEET TO A POINT, THENCE SOUTH 00 DEGREES, 52'58" WEST, 35.00 FEET TO A FOUND IRON ROD ON THE SOUTH RIGHT-OF-WAY LINE OF DYER AVENUE, THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 89 DEGREES 11'32' EAST, 124.48 FEET TO A SET IRON ROD, THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 00 DEGREES 37'10" WEST, 259.87 FEET TO A SET IRON ROD, THENCE NORTH 89 DEGREES 15'14" WEST, 485.00 FEET TO A SET IRON ROD ON THE EAST LINE OF SAID MINOR SUBDIVISION PLAT, THENCE ALONG SAID EAST LINE NORTH 00 DEGREES 37'10" EAST, 295.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.18 ACRES, MORE OR LESS, AND EXCEPT ANY PART TAKEN OR DEEDED FOR ROAD PURPOSES.

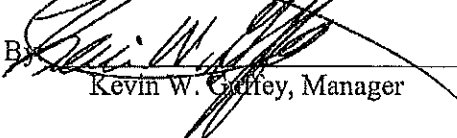
Subject to easements and restrictions of record.

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 said premises are free and clear of any encumbrances done or suffered by it or those under whom it claimed title; and that it will warrant and defend the title to said premises unto the said Grantee, and unto its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, Grantor has executed this Deed the day and year first above written.

GRANTOR:

GUFFEY PROPERTIES, LLC

By 
Kevin W. Guffey, Manager

STATE OF MISSOURI)
) SS
COUNTY OF MARIES)

On this 27th day of August, 2018, before me appeared Kevin W. Guffey, to me personally known, who, being by me duly sworn did say that he is the manager of **GUFFEY PROPERTIES, LLC**, a Missouri limited liability company, and that the foregoing Warranty Deed was signed in behalf of **GUFFEY PROPERTIES, LLC**, by authority of its Operating Agreement, and said Kevin W. Guffey acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said County and State, the day and year last above written.


Notary Public

My commission expires _____

