

Lawrence County, MO

Property Report Card

Parcel Number: 196014001003005000

Owner Name: MARTO, LISA

Situs Address: 816 S TERRACE DR

Mail To Address: 816 TERRACE DR

Mail To Address 2:

Mail To City State Zip: AURORA MO 65605-0000

Database Acres: 0

Book/Page: 0456-3146

Section: 14

Township: 26

Range: 26

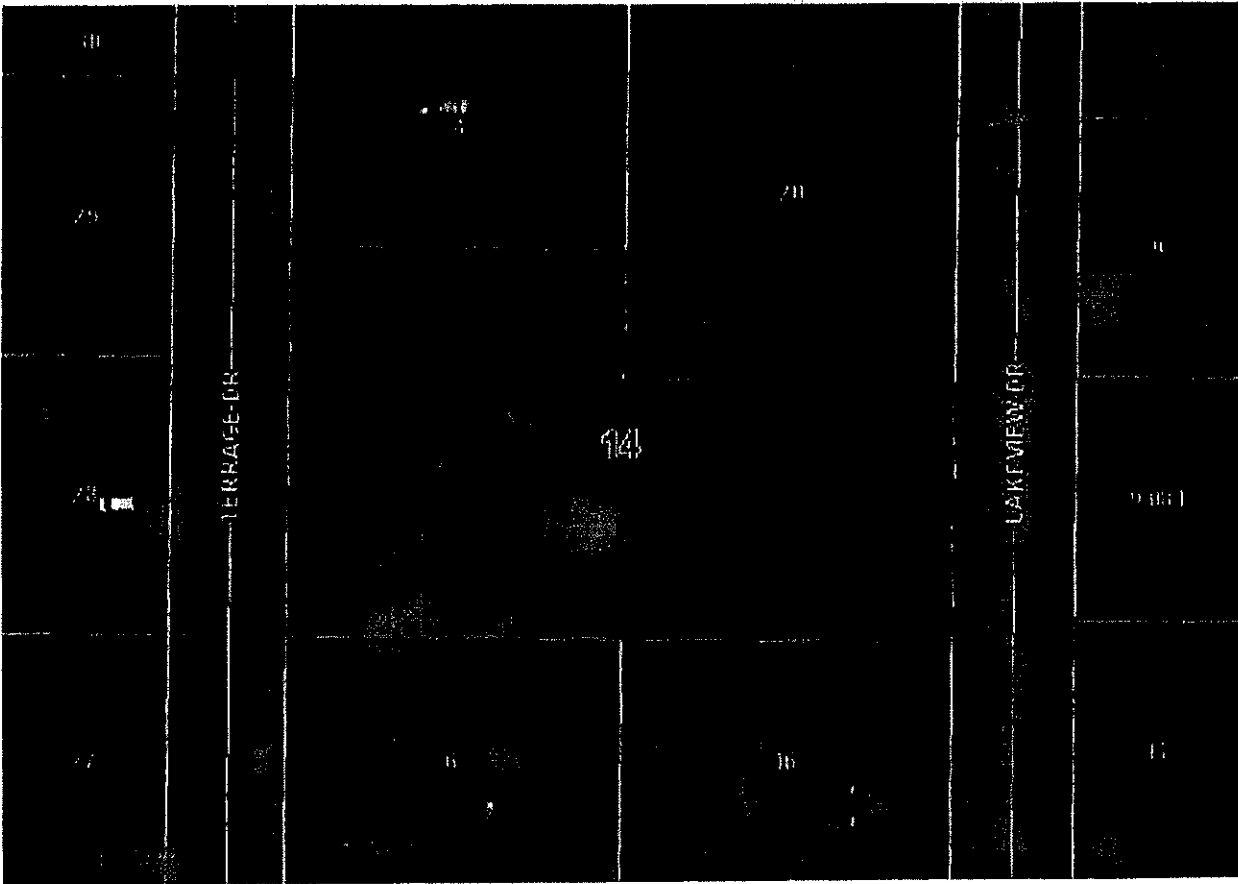
Date Acquired: 2020-07-01

Land Assessed: 3930

Total Assessed Including Land: 45350

Legal Description: TERRACE DR.,816; LT 12 & S1/2 OF LT 13 BISBY S/D AND LT 25 SIMPSON'S S/D - AURORA

215613146



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Type: LAND RECORDS
Kind: WARRANTY DEED
Recorded: 7/1/2020 12:38:20 PM
Fee Amt: \$27.00 Page 1 of 2
Lawrence County Recorder
Gary Emerson Recorder of Deeds
File# 2020-00003172

BK 456 PG 3146

(Space above reserved for Recorder of Deeds Certification)

TRUSTEE'S DEED

File No.: G20-90331

THIS DEED, Made and entered into this 21 day of JUNE, 2020 by and between
Melissa Howard Revocable Trust dated February 16, 1998

of the County of LAWRENCE, State of MO hereinafter called party of parties of
the first part, (Grantor), and

Lisa Marto, a single person

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

Grantee's Address: 216 TERRACE DR 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:

TRACT 1: ALL OF LOT 12 AND THE SOUTH HALF OF LOT 13, BISBY SUBDIVISION TO THE CITY OF AURORA, LAWRENCE COUNTY, MISSOURI. ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT 2: LOT 25 SIMPSON'S SUBDIVISION TO THE CITY OF AURORA, LAWRENCE COUNTY, MISSOURI. ACCORDING TO THE RECORDED PLAT THEREOF.

Street address of said property is: 816 Terrace Drive, 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 2020 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.

Melissa Howard Revocable Trust dated February 16, 1998

BY: Melissa Howard
Melissa Howard
Trustee

STATE OF MISSOURI

COUNTY OF LAWRENCE

On this ~~30th~~^{21st} of June, 2020, before me personally appeared Melissa Howard, to me known to be the person(s) described in and who executed the foregoing instrument in the capacity as Trustee(s) of the Melissa Howard Revocable Trust dated February 16, 1998 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.

[Signature]
, Notary Public

My Commission Expires: 7.21.21

