

Type: LAND RECORDS  
Kind: WARRANTY DEED  
Recorded: 12/16/2020 2:27:29 PM  
Fee Amt: \$27.00 Page 1 of 2  
Lawrence County Recorder  
Pam Robertson Acting Recorder of Deeds  
File# 2020-00006458

**BK 456 PG 6410**

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. 2005394-125

## General Warranty Deed

**THIS DEED**, Made and entered into this **16th day of December, 2020**, by and between **LARRY C. HERNDON AND DEBRA J. HERNDON, HUSBAND AND WIFE**, as Grantor, and **RIDDLE PROPERTIES INC.**, as Grantee, whose mailing address is: P.O. Box 23, Crane, MO 65633

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:



**A part of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 13, Township 26 North, Range 26 West, Lawrence County, Missouri, described as follows: Beginning 772.75 feet East of the Northwest corner thereof; thence East 316.25 feet; thence South 1320 feet; thence West 316.25 feet; thence North 1320 feet to the point of beginning, EXCEPT any part taken or used for roads.**

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.

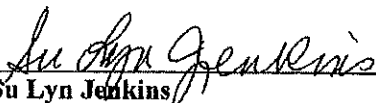
IN WITNESS WHEREOF, the Grantor has hereunto executed this instrument on the day and year above written.

  
LARRY C. HERNDON  
  
DEBRA J. HERNDON

STATE OF MISSOURI                     )  
  )    ss  
COUNTY OF LAWRENCE                )

On this 16th day of December, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared LARRY C. HERNDON AND DEBRA J. HERNDON, HUSBAND AND WIFE to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein stated and as their free act and deed, and the said further declared that they are Married.

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.

  
Su Lyn Jenkins  
Notary Public within and for said County and State

My commission expires: September 1, 2023

