

2023-0512

GEORGIA ESSER
RECORDER OF DEEDS
COOPER COUNTY, MISSOURI
RECORDED ON:
03/09/2023 01:11:23 PM

PAGES:3

GENERAL WARRANTY DEED

THIS DEED, Made and entered into this 6th of **March, 2023**, by and between

Phyllis A. Hilden, a single person,

Party or Parties of the First Part, of **PINELLAS** County, State of **FLORIDA**, Grantor(s), and

Troy Thurman Construction Co., Inc., a Missouri Corporation,

Party or Parties of the Second Part, of **COOPER** County, State of **MISSOURI**, Grantee(s).

Grantee's mailing address is: **15400 J Highway, Bunceton, MO 65237.**

WITNESSETH, that the said Party or Parties of the first part, for and in consideration of the sum of Ten Dollars and other valuable considerations paid by the said Party or Parties of the Second Part, the receipt of which is hereby acknowledged, does or do by these presents GRANT, 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 **COOPER** and State of Missouri, to wit:

DESCRIPTION: TRACT 1

A tract of land located in Section 21, Township 48 North, Range 17 West (lying between State Route 5 and Old Five Drive), Cooper County, Missouri, and being more particularly described as follows:

Commencing at a stone found at the common corner of said Sections 15, 16, 21 & 22; thence N87°49'05"W, 746.84 feet to the Northwest corner of the Survey in Book 8, Page 237 and the Point of Beginning;

Thence S9°22'30"W along the West ling of said survey, 149.87 feet;

Thence S15°31'45"W along the West line of said survey, 150.00 feet;

Thence S21°22'30"W along the West line of said survey, 150.00 feet;

Thence S27°13'00"W along the West line of said survey, 150.00 feet;

Thence S33°05'00"W along the West line of said survey, 150.00 feet;

Thence S39°32'30"W along the West line of said survey, 150.00 feet;

Thence S46°07'45"W along the West line of said survey, 150.00 feet;

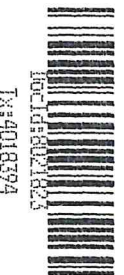
Thence S53°04'30"W along the West line of said survey, 152.39 feet;

Thence S2°25'00"W along the West line of said survey, 272.35 feet to the Southwest corner of said survey and the intersection with the centerline of Old Highway 5 Drive;

Thence S34°12'30"W along the centerline of said roadway, 228.32 feet;

Thence S36°25'40"W along the centerline of said roadway, 365.17 feet;

Thence S39°17'15"W along the centerline of said roadway, 671.80 feet;

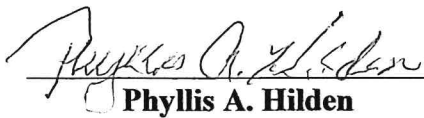


Thence S42°10'00"W along the centerline of said roadway, 219.64 feet; thence leaving said centerline North 51°52'05"W, 278.50 feet;
Thence S43°19'55"W, 160.34 feet;
Thence S51°29'30"E, 279.13 feet to the intersection with the centerline of Old Highway 5 Drive;
Thence S44°17'35"W along the centerline of said roadway, 773.23 feet;
Thence S44°43'50"W along the centerline of said roadway, 730.78 feet to the Northernmost corner of Lot 1 of Billingsville Estates recorded in Book 7, Page 263;
Thence S45°56'55"W along the centerline of said roadway and the West line of Lot 1 of Billingsville Estates, 180.06 feet Northeast corner of Tract 6A of the Survey in Book 7, Page 300;
Thence N44°00'10"W along the North line of said Tract 6A, 541.31 feet to the Northwest corner of said Tract 6A and the intersection with the East right-of-way line of State Highway 5;
Thence along said East right-of-way line, 225.07' along a 1949.86 foot radius curve to the left (having a chord of N40°24'40"E, 224.94 feet);
Thence N37°08'20"E along the said East right-of-way line, 4036.06 feet to the intersection with the North line of said Section 21;
Thence N87°49'05"W along the North line of said Section 21, 614.86 feet to the Point of Beginning.

The above described tract of land contains 71.65 acres and is subject to any easement or restriction of record or not of record, if any.

TO HAVE AND TO HOLD THE SAME, together with all rights, immunities, privileges and appurtenances to the same belonging, unto the said Party or Parties of the Second Part forever, the said Party or Parties of the First Part covenanting that said Party or Parties and the heirs, executors, administrators and assigns of such Party or Parties shall and will WARRANT AND DEFEND the title to the premises unto the said Party or Parties of the Second Part, and to the heirs and assigns of such Party or Parties forever, against the lawful claims of all persons whomsoever, excepting however, the general taxes for the calendar year 2023 and thereafter, and special taxes becoming a lien after the date of this deed.

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.

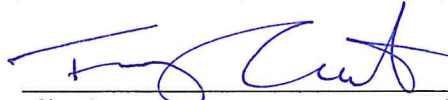

Phyllis A. Hilden

FL
STATE OF ~~MISSOURI~~)
Anellias) ss.
COUNTY OF ~~COOPER~~)

On this 6th day of **March, 2023**, before me personally appeared **Phyllis A. Hilden a single person**, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

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

My term expires: 11/04/2024.


Signed _____ Notary Public
Tiffany Oulmet
Printed Name



Tiffany Oulmet
Notary Public
State of Florida
Comm# HH060401
Expires 11/4/2024

(SEAL)