

eRECORDED IN
JAY GRAF
RECORDER OF DEEDS
ST FRANCOIS COUNTY
STATE OF MISSOURI
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Continental Title Company: 19340462

**GENERAL WARRANTY DEED
(Individual)**

This Deed, Made and entered into this 3 of May, 2019, by and between **Craig A Pope**, a married person, whose address is: **235 Timberfield Dr., Farmington, MO 63640**, in the county of State of Missouri, party (or parties) of the first part, as Grantor(s), and **Lowell Tune**, a single person, whose mailing address is: **311 Old Highway Eight , Park Hills, MO 63601** in the County of Saint Francois, State of MO, party (or parties) of the second part, Grantee(s).

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 valuable considerations paid by the said party (or parties) of the second part, the receipt of which is hereby acknowledged, does 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 Saint Francois State of Missouri, to-wit:

All of the SURFACE RIGHTS ONLY in and to that part of Lot 2 of the Northeast Quarter of Section 6, Township 36 North, Range 4 East, St. Francois County, Missouri described as follows: Begin at the Southeast corner of said Section 6; thence North 4,639.90 feet on the East line of said section 6; thence West 908.7 feet to the North right of way line of Missouri Highway 8, and the point of beginning of the tract herein described; thence North 70 degrees 56 minutes West 109.00 feet on said North right of way line; thence North 17 degrees 2 minutes East, 75.00 Feet; thence South 74 degrees 56 minutes East, 15.86 feet; thence North 17 degrees 4 minutes East 250.00 feet; thence South 70 degrees 13 minutes East 93.00 feet; thence South 17 degrees 5 minutes West 291.00 feet; thence south 16 degrees 30 minutes West, 34.00 feet to the point of beginning.

EXCEPTING THEREFROM that part conveyed to the State of Missouri by instrument recorded in Book 529 page 594.

Subject to building lines, conditions, easements, restrictions of record, and any zoning laws or ordinances affecting this property, if any.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said party (or parties) of the second part, and to the heirs and assigns of such party (or parties) forever.

The said party (or parties) of the first part hereby covenanting that said party (or parties) and the heirs, executors, administrators and assigns of such party (or parties), shall and will *WARRANT AND DEFEND*

