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Lindsay Koch
Recorder of Deeds

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MISSOURI BENEFICIARY DEED
(Nonprobate Transfers Law of Missouri)

This Missouri Beneficiary Deed made on this 8th day of August, 2024,
by and between

GRANTOR and OWNER: KATHRINE R. MAULLER, a single person,

and,

GRANTEE BENEFICIARY: DEBRA BOYLE, a single person,

Mailing address of Grantee Beneficiary: 71 W State Line Rd Century, FL 32535

WITNESSETH, that the said GRANTOR and OWNER, without consideration, does by these presents GRANT AND ASSIGN, CONVEY AND CONFIRM, unto the GRANTEE BENEFICIARY, the following described Real Estate, situated in the County of Texas and State of Missouri, to-wit:

A PART OF THE WEST HALF OF LOT 8 OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 7 WEST MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE WEST HALF OF LOT 8 OF THE NORTHWEST QUARTER AND RUN SOUTH ALONG THE WEST LINE THEREOF TO THE EAST LINE OF THE EXISTING CREEK, THENCE SOUTHEASTERLY FOLLOWING THE EAST LINE OF THE EXISTING CREEK TO WHERE IT INTERSECTS A FENCE LINE, AS IT PRESENTLY EXISTS, THENCE EASTERLY FOLLOWING THE FENCE LINE, AS IT PRESENTLY EXISTS TO THE EAST LINE OF THE WEST HALF OF LOT 8 OF THE NORTHWEST QUARTER, THENCE RUN NORTH FOLLOWING THE EAST LINE OF THE WEST HALF OF LOT 8 OF THE NORTHWEST QUARTER TO THE NORTHEAST CORNER OF THE WEST HALF OF LOT 8 OF THE NORTHWEST QUARTER AND THENCE RUN WEST ALONG THE NORTH LINE THEREOF TO THE TRUE PLACE OF BEGINNING. EXCEPT THE NORTH 13 ACRES OF THE WEST HALF OF LOT 8 OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 7.

A PARCEL OF LAND LOCATED IN THE WEST HALF OF LOT 8 OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 7 WEST OF THE 5TH PRINCIPAL MERIDIAN ALONG AND NEAR THE EAST BOUNDARY LINE OF ROUTE K IN TEXAS COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT THE CLOSING SECTION CORNER COMMON TO SECTION 1 AND 2, A PK NAIL SET IN THE PAVEMENT OF SAID ROUTE K, THENCE SOUTH 89 DEGREES 35 MINUTES 49 SECONDS EAST, A DISTANCE OF 41.80 FEET, TO A REBAR WITH PLASTIC CAP, THENCE SOUTH 0 DEGREES 18 MINUTES WEST A DISTANCE OF 410.66 FEET TO A REBAR WITH PLASTIC CAP AND THE P.O.B., OF THIS PARCEL LOCATED 40 FEET LEFT OF SAID ROUTE K CENTERLINE STATION 130+43.00.

FROM P.O.B. SOUTH 89 DEGREES 36 MINUTES 41 SECONDS EAST A DISTANCE OF 30.00 FEET TO A REBAR WITH PLASTIC CAP 70.00 FEET LEFT OF SAID CENTERLINE STATION 130+43.00, THENCE SOUTH 11 DEGREES 10 MINUTES 43 SECONDS WEST A DISTANCE OF 159.77 FEET TO A CONCRETE B/L MARKER 40.00 FEET LEFT OF SAID CENTERLINE STATION 1320+00.00, THENCE NORTH 0 DEGREES 21 MINUTES 22 SECONDS EAST A DISTANCE OF 156.95 FEET TO THE P.O.B.

THIS DEED WAS PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES OR THEIR AGENTS AND WITHOUT TITLE SEARCH OR EXAMINATION, ALL AT THE DIRECTION OF THE PARTIES. FURTHERMORE, THE PREPARER OF THIS CONVEYANCE DOES NOT GUARANTEE MERCHANTABILITY OR MARKETABILITY OF TITLE.

THIS BENEFICIARY DEED is executed pursuant to § 461.025, RSMo. This BENEFICIARY DEED is not to take effect until the death of the above named GRANTOR and OWNER. This deed will not become effective unless recorded before GRANTOR'S and OWNER'S death; and it is subject to revocation and change in the manner provided by law.

This Beneficiary Deed revokes all previously recorded Beneficiary Deeds only to the extent they involve the above referenced real property.

TRANSFER OF PART: A sale, gift, transfer, or conveyance of a portion of the above described real estate shall not, in and of itself, invalidate this deed as to the remainder of the real estate not so sold, gifted, transferred, or conveyed.

TO HAVE AND TO HOLD THE SAME, together with all rights, immunities, privileges, and appurtenances to the same belonging, unto the said GRANTEE BENEFICIARY and to the heirs and assigns of such party or parties forever.

The said GRANTOR and OWNER hereby covenanting that said party or parties and their heirs, personal representatives, executors and administrators of such party or parties, shall and will WARRANT AND DEFEND the title to the premises unto the said GRANTEE BENEFICIARY, and to the heirs and assigns of such party or parties forever, against the lawful claims of all persons whomsoever, excepting, however, General and Special Real Estate Taxes, record restrictions, notes secured by Deed of Trust or mortgage and all other taxes, liens and encumbrances to which the real estate is subject at the death of the GRANTOR and OWNER.

A GRANTEE BENEFICIARY or substitute may disclaim all or any part of the conveyance in the time and manner provided by law by filing a Deed of Disclaimer with the Recorder of Deeds in the city or county wherein the real estate is situated.

IN WITNESS WHEREOF, GRANTOR and OWNER has executed this Beneficiary Deed on the day and year first above written.

Kathrine Mauler
KATHRINE R. MAULLER, owner

ACKNOWLEDGMENT

STATE OF MISSOURI)
) ss.
COUNTY OF TEXAS)

On this 8th day of August, 2024, before me personally appeared **KATHRINE R. MAULLER, a single person**, Grantor and Owner, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that he/she executed the same as his/her voluntary, free act and deed for the purposes therein stated.

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

Elizabeth Shepherd
NOTARY PUBLIC

Elizabeth Shepherd
Printed Name

My commission expires:

