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Electronically Recorded

Dawn Holman

POWELL CREWS TITLE AND ESCROW COMPANY Recorder of Deeds

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## GENERAL WARRANTY DEED

Date: August 2, 2023  
Grantor(s): Mike Hensel and Deborah Hensel, husband and wife  
Grantee(s): James K. Mullen  
Mailing Address(es): 994 HWY PP  
TELOWSEH, MO 65760

In Re: REAL PROPERTY SITUATED IN OREGON COUNTY, MISSOURI, TO WIT:

A part of Lot 1 of the NW1/4 of Section 6, Township 23 North, Range 4 West, more particularly described as follows: Commencing at the Southwest Corner of said Lot 1 of the NW1/4, thence North 01° 27' 17" East, 442.16 feet to the point of beginning; thence North 01° 27' 17" East, 442.16 feet; thence South 88° 56' 25" East, 1706.96 feet; thence South 00° 56' 24" West, 442.15 feet; thence South 83° 05' 14" West, 576.98 feet; thence North 84° 55' 24" West, 1142.34 feet to the point of beginning, described as Tract #4 by Survey No. 02055 by Burgess Land surveying, LLC.

Subject to easements and restrictions of record, if any.

**THIS DEED**, made and entered into by and between **Mike Hensel and Deborah Hensel, husband and wife ("Grantors")**, and **James K. Mullen ("Grantees")**.

**WITNESSETH**, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged;

Grantor does hereby **GRANT, BARGAIN and SELL**, convey and confirm, to Grantee and Grantee's heirs and assigns, the above-described real property in Oregon County, Missouri. To have and to hold the same, together with all rights, immunities, privileges and appurtenances, unto Grantee and Grantee's heirs and assigns forever;