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Dawn Holman
Oregon County Recorder
By:

Alicia Roberts



WARRANTY DEED

THIS INDENTURE, Made on the 19 day of March, 2024, by and between Sharlet Allen, a single person, "Party of the First Part," Grantor and Sharlet Sue Allen, Trustee of the Living Trust Agreement of Sharlet Sue Allen, dated March 19, 2024, Grantee, of Oregon County, Missouri "Party of the Second Part".

That the said Party of the First Part, in consideration of the sum of Ten Dollars and Other Valuable Considerations, to her paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, do by these presents GRANT, BARGAIN, AND SELL, CONVEY and CONFIRM unto the said Sharlet Sue Allen, Trustee of the Living Trust Agreement of Sharlet Sue Allen dated March 19, 2024, the following described lots, tracts or parcels of land, lying, being situate in the County of Oregon and State of Missouri, to wit:

All of Lot 6 in Block 9 in the First Addition to the City of Thayer, Missouri. Also, the Southerly part of Lot 3 in Block 9 in the First Addition to the City of Thayer, Missouri, described as follows: Beginning at the Southwest corner of said Lot 3 and run Easterly along the South line of said Lot 3 a distance of 150 to the alley, run thence Northerly along the East line of said Lot 3 a distance of 50 feet, run thence Westerly parallel with the South line of said Lot 3, 150 feet to Sixth Street, run thence Southerly 50 feet to point of beginning.

Subject to public roads and easements as located thereon.

To have and to hold the same, together with all rights, immunities, privileges and appurtenances, unto Grantee and Grantee's heirs and assigns, forever;

And the Grantor hereby covenants that Grantor is lawfully seized of an indefeasible estate in fee simple to these premises, and may convey the same; that these premises are free from all encumbrances except as set forth above, and that Grantor will warrant and defend the title to these premises unto the Grantee, and Grantee's heirs and assigns, forever, against the lawful claims of all persons whomsoever.

Witness the hand of the Grantor this 19 day of March, 2024.

Sharlet Allen
SHARLET ALLEN

VERIFICATION AFFIDAVIT

STATE OF MISSOURI)
)ss
County of Howell)

On this 19 day of March, 2024, before me, a Notary Public in and for said state, personally appeared Sharlet Allen, known to me to be the person who executed the within Warranty Deed dated the 19 day of March, 2024, and acknowledged to me that she executed the same for the purpose therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last above written.

Joe Eldringhoff
Notary Public

My Commission Expires:

