

Recorded in Oregon County, Missouri

Recording Date/Time: 05/09/2023 at 11:09:28 AM

Instr #: 20230622

Book: 566 Page: 441

Type: WD

Pages: 2

Fee: \$27.00 S



Electronically Recorded

Dawn Holman

POWELL CREWS TITLE AND ESCROW COMPANY Recorder of Deeds

GENERAL WARRANTY DEED

Date: May 4, 2023

Grantor(s): Danner Stewart and Margaret Stewart, husband and wife

Grantee(s): Rebecca Crawford

Mailing Address(es): 585 N 9th Street
Thayer, MO 65791

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

Tract 1: All that part of Lot 22 in Horace Taber's Subdivision to the City of Thayer and being a part of the SW1/4 SE1/4 of Section 30, Township 22 North, Range 5 West, described as follows: Beginning at the Northeast Corner of said Lot 22; thence run South along the East line of said Lot 22 a distance of 130 feet, thence West parallel with the South line of said Lot 22 a distance of 150 feet; thence North parallel with the East line of said lot 22 a distance of 130 feet to then North line of said Lot 22; thence East along the North line of said Lot 22 a distance of 150 feet to the point of beginning.

Subject to reservation for sewer and water easement previously given across the above-described lands as stated in Warranty Deed Recorded in Book 202 at Page 268.

Tract 2: All that part of Lot 22 in Horace Taber's Subdivision to the City of Thayer and being a part of the SW1/4 SE1/4 of Section 30, Township 22 North, Range 5 West, described as follows; Beginning at a point on the East line of said Lot 22 that is 130 feet South of the Northeast Corner of said Lot 22; thence South along the East line of Lot 22 100 feet; thence West parallel with the South line of said Lot 22 150 feet, thence North parallel with the East line of Lot 22 a distance of 100 feet; thence East 150 feet to the point of beginning.

Tract 3: All that part of Lot 22 in Horace Taber's Subdivision to the City of Thayer and being a part of the SW1/4 SE1/4 of Section 30, Township 22 North, Range 5 West, described as follows: Beginning at a point on the East line of said Lot 22, 230 feet South of the Northeast Corner of said Lot 22; thence continuing South 100 feet along the East line of said Lot 22 to the Southeast Corner of said Lot 22; thence West along the South line of Lot 22 150 feet; thence North parallel with the East line of said Lot 22 100 feet; thence East to the point of beginning.

Subject to easements and restrictions of record, if any.

THIS DEED, made and entered into by and between **Danner Stewart and Margaret Stewart, husband and wife ("Grantors")**, and **Rebecca Crawford ("Grantee")**.

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;

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 hands of the Grantors on the date first written above,


Danner Stewart


Margaret Stewart

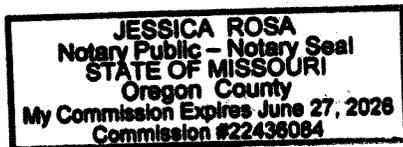
ACKNOWLEDGMENT – a married couple

STATE OF MISSOURI)
) ss.
COUNTY OF Oregon)

On this the 4 day of May, 2023, before me personally appeared, **Danner Stewart and Margaret Stewart, husband and wife** to me known or sufficiently proven to be the persons described in and who executed the foregoing **General Warranty Deed** and acknowledged that they executed the same as their free act and deed.

In Witness Whereof I have hereunto subscribed my name and affixed my official seal.

SEAL




Notary Public