

STATE OF MISSOURI)
) SS
COUNTY OF OREGON)

I, **Dorothy Barton**, Recorder of said County do hereby certify that the within instrument of writing was, on the 12TH day of MARCH, 20 07 at 11 o'clock 25 Minutes A .m.. duly filed for record and is recorded in the records of this office in Book 416 at Page(s) 535-536.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Alton, Missouri this 12TH day of MARCH, 20 07

Dorothy Barton, Recorder
By *April Trantham*
April Trantham - Deputy
Dawn Holman
Dawn Holman - Deputy

SEAL

(Space above reserved for Recorder of Deeds certification)

MISSOURI WARRANTY DEED

THIS INDENTURE, Made on the 12th day of March, 2007, by and between **GRANTORS**: Hosea Cates and Nancy Cates, husband and wife, of the County of Oregon, State of Missouri, parties of the first part, and **GRANTEES**: Jeffrey Cates and Regina Cates Barton, as Tenants in Common, of the County of Oregon, State of Missouri, parties of the second part, (mailing address: HCR 64, Box 1-H, Alton, Missouri 65606)

WITNESSETH: THAT THE SAID PARTIES OF THE FIRST PART, in consideration of the sum of Ten and no/100 Dollars and other valuable considerations, to them paid by said parties 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 parties the second part, the following described lots, tracts, or parcel of land lying, being and situate in the County of Oregon and State of Missouri, to-wit:

All of the South Half (S1/2) of the Southeast Quarter (SE1/4) of Section 24, Township 24 North, Range 4 West, EXCEPT all that part of the South Half of the Southeast Quarter of Section 24, Township 24 North, Range 4 West, described as follows: Beginning at a point on the East line of said South Half of the Southeast Quarter that is 495 feet South of the Northeast corner of said South Half of the Southeast Quarter (said point being in the middle of County Road No. 113), thence north along said East line of the South Half of the Southeast Quarter 495 feet to the Northeast corner of said South Half of the Southeast Quarter, thence West along the North line of said South Half of the Southeast Quarter 203 feet, thence Southeasterly 546 feet to the point of beginning.

Subject to County Road No. 113.

Subject to public roads and easements as located thereon, if any

Also, A part of Lot 39 described as follows: Beginning at the Southwest corner of said Lot 39, thence run to the Northeast corner of said Lot 39, thence run to the Northwest corner of said Lot 39, thence run to the Southwest corner of said Lot 39, being the point of beginning, Tucker Creek Subdivision No. 1, recorded in Plat Book 12 at Page 28, of part of Lots 1 and 2 of the Northwest Quarter of Section 3, Township 23 North of the Base Line and Range 4 West of the 5th P.M. Subject to

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easements and restrictions of records, if any.

All of Lots 40, 41, and 42 in Tucker Creek Subdivision No. 1, recorded in Plat Book 12 at Page 28, of part of Lots 1 and 2 of the Northwest Quarter (NW1/4) of Section 3, Township 23 North of the Base Line, Range 4 West of the Fifth Principal Meridian; Subject to the Tucker Creek Subdivision No. 1 Protective Restrictions, recorded in Book 223 at Page 609.

Subject to public roads and easements as located thereon, if any.

(This Deed revokes that certain Beneficiary Deed dated February 23, 2002, and recorded February 26, 2002, in Book 355, at Pages 188-190)

(First parties, Hosea Cates and Nancy Cates, reserve a life estate, without impeachment for waste with the right of use and occupancy for and during their natural lives with remainder to second parties).

TO HAVE AND TO HOLD The premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said parties of the second part, and unto their heirs and assigns forever; the said parties of the first part covenanting that they are lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that they have good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by them, or those under whom they claim; and that they will warrant and defend the title to the said premises unto the said parties of the second part, and unto their heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands the day and year above written.

Hosea Cates
Hosea Cates
Nancy Cates
Nancy Cates

STATE OF MISSOURI)
)ss
COUNTY OF OREGON)

On this 12th day of March, 2007, before me personally appeared Hosea Cates and Nancy Cates, husband and wife, to me known to be the persons described in, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

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

Louise King
Notary Public

My Commission Expires: 9/7/2007
AT 11 O'clock 05 Minutes A. M.

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FILED

MAR 12 2007

"NOTARY SEAL"
Louise King, Notary Public
Oregon County, State of Missouri
My Commission Expires 9/7/2007