

Electronically Recorded.

Office of County Recorder, Oregon County, Missouri
I hereby certify this instrument was recorded on
9/26/2025 at 1:23:39 PM
Total Fees: \$27.00 Pages: 2
Inst #: 20251216 WD
Book: 587 Page: 354-355

Dawn Holman
Oregon County Recorder
By:

Alicia Roberts



GENERAL WARRANTY DEED

Date: September 26, 2025
Grantors: Carl Herbold and Clyda Herbold, husband and wife
Grantees: Matthew Hoover and Brenda Hoover, husband and wife
Mailing Address: 117 Woodlands Lane, Doniphan, MO 63935

IN RE: LAND SITUATED IN OREGON COUNTY, MISSOURI, TO WIT:

All that part of Lots 9 and 10 in Herbert E. Crass and Edith Crass Subdivision of Block 4 in W. McLelland's Subdivision of the Southeast Quarter of the Northeast Quarter of Section 30, Township 22 North, Range 5 West, described as follows: Begin at the Northeast corner of Lot 10 and run Westerly along the Northerly line of Lot 10 a distance of 200 feet to point of beginning; thence continuing Westerly along the Northerly line of said Lot 10 a distance of 100 feet; thence Southerly to the Southerly line of Lot 9; thence Easterly along the Southerly line of Lot 9 a distance of 100 feet to a point on the Southerly line of Lot 9 that is 200 feet Westerly of the Easterly line of Lot 9; then Northerly to point of beginning.

The West 120.5 feet of Lot 9 and the West 120 feet of Lot 10 in Herbert E. Crass and Wife's Subdivision of part of Block 4 in W. McLelland's Subdivision of the Southeast Quarter of the Northeast Quarter of Section 30, Township 22 North, Range 5 West, EXCEPTING the Westerly 20 feet of the above description for road.

Subject to right of way in favor of State Highway Commission of Missouri filed July 12, 1965, in Book 192 at Page 261.

Subject to easement in favor of City of Thayer, Missouri, filed October 34, 2000, in Book 344 at Page 520.

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

This Deed, made and entered into by and between Carl Herbold and Clyda Herbold, husband and wife, ("Grantors"), and Matthew Hoover and Brenda Hoover, husband and wife, ("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;

Grantors do hereby GRANT, BARGAIN and SELL, convey and confirm, to Grantees, and Grantees' 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 Grantees and Grantees' heirs and assigns forever;

And the Grantors hereby covenant that Grantors are 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 Grantors will warrant and defend the title to these premises unto the Grantees, and Grantees' heirs and assigns, forever, against the lawful claims of all persons whomsoever.

Witness the hands of the Grantors this the 26th day of September, 2025.

Carl Herbold
Carl Herbold

Clyda Herbold
Clyda Herbold

ACKNOWLEDGMENT - HUSBAND AND WIFE

STATE OF MISSOURI)
) ss.
COUNTY OF Oregon)

On this the 26th day of September, 2025 before me personally appeared Carl Herbold and Clyda Herbold, 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 Witness Whereof I have hereunto subscribed my name and affixed my official seal.

SEAL



Emily Schmidt
Notary Public