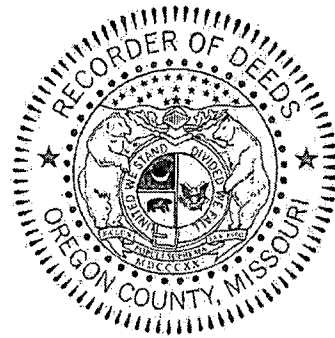


Electronically Recorded.

Office of County Recorder, Oregon County, Missouri
I hereby certify this instrument was recorded on
7/1/2024 at 3:49:17 PM
Total Fees: \$27.00 Pages: 2
Inst #: 20240917 WD
Book: 576 Page: 546-547

Dawn Holman
Oregon County Recorder
By:

Alicia Roberts



WARRANTY DEED

THIS INDENTURE, Made on the 26th day of June, Two Thousand Twenty-four, by and between,

Justin Shipp, a single man,
of the County of Fulton, State of Arkansas, GRANTOR, and

Samuel A. Dizney,
of 929 Race Street, Thayer, MO 65791, GRANTEE,

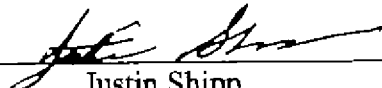
WITNESSETH, That the said GRANTOR, in consideration of the sum of Ten Dollars and Other Valuable Consideration, to them paid by the said GRANTEE, the receipt of which is hereby acknowledged, does by these presents GRANT, BARGAIN and SELL, CONVEY and CONFIRM, unto the said GRANTEE, his heirs and assigns, the following described lots, tracts, or parcels of land, lying, being and situate in the County of Oregon and State of Missouri, to-wit:

All of Lot 4 in T. W. Sharps' Subdivision in Block 20 of E. A. Neely's First Addition to the City of Thayer, Missouri. As shown in Plat Book 6 at Page 43 of the records of Oregon County, Missouri.

Subject to restrictions and easements of record.

TO HAVE AND TO HOLD the premises aforesaid with all and singular the rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining unto the said GRANTEE, and unto his heirs and assigns forever; the said GRANTOR hereby covenanting that he is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that he has good right to convey the same; that the said premises are free and clear of any encumbrances done or suffered by them or those under them whom they may claim, and that he will warrant and defend the title to the said premises unto the said GRANTEE, and unto his heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set his hand, the day and year first above written.


Justin Shipp

STATE OF IDAHO)
) ss.
COUNTY OF Twin Falls)

On this 27th day of June 2024, before me personally appeared Justin Shipp, a single man, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed for the purposes therein stated.

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

My commission expires 03-30-2027.


Notary Public: Justin

(Seal)

