Recorded in Howell County, Missouri
Recording Date/Time: 02/14/2023 at 08:35:12 AM
Instr #: 2023R0513

Type: WD
Pages: 2
Fee: $27.00 S

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CANTRELL & OBERZALEK LAW OFFICE

RECORDER OF DEEDS SEAL HOWELL COUNTY, MO

Jeff Brasier
Recorder of Deeds

GENERAL WARRANTY DEED

THIS DEED, made and entered into this 10th day of February, 2023, by TRUDY KELLY, a single person, AND KEVIN CONNER AND DIDI CONNER, husband and wife, as **Grantors**, and RICHARD PICKARD AND KELLY PICKARD, husband and wife, as **Grantees**. (**MAILING ADDRESS** of Grantees is 810 Delp Road, Mountain View, MO 65548.)

WITNESSETH, that Grantors, in consideration of the sum of Ten Dollars and other valuable consideration to be paid by Grantees, the receipt of which is acknowledged, do by these presents; GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM, unto Grantees, the following real estate in Howell County, Missouri:

> All that part of the Northeast Quarter of the Southeast Quarter of Section 21, Township 27, Range 7 beginning at the Northwest corner of said Northeast Quarter of the Southeast Quarter, running thence South 576 feet 6 inches, thence East 354 feet 9 inches, thence North 576 feet 6 inches, thence West 354 feet 9 inches to the place of beginning. EXCEPT all right-of-way for public roads. ALSO EXCEPT: beginning at the Northwest corner of said Northeast Quarter of the Southeast Quarter, running thence South 576 feet 6 inches, thence East 354 feet 9 inches, thence North to the South right-of-way line of 4th Street for the point of beginning of this exception, thence South 196 feet, thence West 225 feet, thence North to the South right-of-way line of 4th Street, thence East along the South right-of-way line of 4th Street to the point of beginning of this exception.

TO HAVE AND TO HOLD the same, together with all rights, privileges, appurtenances and immunities belonging, or in anywise appertaining, unto Grantees, and to the heirs, successors and assigns of Grantees.

Grantors covenanting that Grantors and their heirs, executors and administrators, shall and will WARRANT AND DEFEND the title to the premises unto Grantees, and to the heirs, successors