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Electronically Recorded

MERIDIAN TITLE COMPANY - ALL BRANCHE... Recorder of Deeds

Kelly Hall

WARRANTY DEED

DATE: October 10, 2019

GRANTOR: Lawrence Dybedock and Traci Dybedock

GRANTEE: Ronald K. Hawley and Virginia M. Hawley

GRANTEE ADDRESS: [REDACTED]

FILE NO: MTC-2019-5000243

THIS INDENTURE, Made October 10, 2019, by and between Lawrence Dybedock and Traci Dybedock, husband and wife, **GRANTOR**, hereinafter referred to as Party of the First Part, whether one or more, and Ronald K. Hawley and Virginia M. Hawley, husband and wife, **GRANTEE**, hereinafter referred to as Party of the Second Part, whether one or more. Mailing address of said first named Grantee is: [REDACTED]

WITNESSETH, That the said Party of the First Part, in consideration of the sum of Ten and NO/100 DOLLARS (\$10.00) and other good and valuable consideration to him paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, does by these presents, GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM, unto the said Party of Second Part, his heirs and assigns, the following described lots, tracts or parcels of land, lying, being and situate in the County of Christian and State of Missouri, to-wit:

ALL OF LOT THIRTY-EIGHT (38) OF THE FINAL PLAT OF THE BLUFFS AT RIVERSIDE, A SUBDIVISION IN CHRISTIAN COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

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 Party of the Second Part, and unto his heirs and assigns forever; the said Party of the First Part 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 him or those under whom he claims and that he will warrant and defend the title to the said premises unto the said Party of the Second Part and unto his heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

Reference herein to the masculine singular shall refer to all parties that the context shall require, whether masculine or feminine, and whether one or more. If Party of the First Part or Party of the Second Part shall be corporations, all references herein to the heirs of such corporate party shall be construed to refer to the successors thereof.

IN WITNESS WHEREOF, this deed has been executed the day and year first above written.

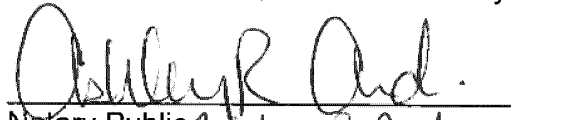

Lawrence Dybedock


Traci Dybedock

STATE OF MISSOURI
County (and/or City) of GREENE

On this 10th day of October, 2019, before me, Ashley R Anderson, a Notary Public in and for said state, personally appeared Lawrence Dybedock and Traci Dybedock, known to me to be the person who executed the within instrument, and acknowledged to me that he/she executed the same for the purposes therein stated.

In witness whereof, I hereunto set my hand and official seal.


Notary Public Ashley R Anderson

My Commission Expires:

8/27/23

