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Boone-Central Title Company
File No. 2201687

Missouri General Warranty Deed

This Indenture, Made as of the 3rd day of June, 2022, by and between

Wesley L. Bird and Diana L. Bird, husband and wife,
as GRANTOR, and

John D. Baker and Judith W. Baker, husband and wife,

as GRANTEE, whose mailing address is: 3301 S. Rangeline Road
Columbia, MO 65201

Property Address: 3301 S. Rangeline Rd., Columbia, MO 65201

WITNESSETH: THAT THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Bargain, Sell, Convey and Confirm unto GRANTEE, GRANTEE'S heirs and assigns, the following described lots, tracts and parcels of land situated in the County of Boone and State of Missouri, to wit:

A tract of land containing 35.00 acres, more or less, located in the Northwest Quarter (NW 1/4) of Section Thirty (30), Township Forty-eight (48) North, Range Eleven (11) West, of the Fifth (5th) Principal Meridian, in Boone County, Missouri, being shown and described as Tract One (1) of the survey recorded February 7, 1985 as Document No. 1285 in Book 522, Page 140, Records of Boone County, Missouri.

Subject to easements, restrictions, reservations, and covenants of record, if any.

TO HAVE AND TO HOLD The premises aforesaid with all singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto GRANTEE and unto GRANTEE'S heirs and assigns forever; the GRANTOR hereby covenanting that GRANTOR is lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that GRANTOR has good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by GRANTOR or those under whom GRANTOR claims, except as stated above and except for all taxes assessments, general and special, not now due and payable, and that GRANTOR will warrant and defend the title to the said premises unto GRANTEE and unto GRANTEE'S heirs and assigns forever, against the lawful claims and demands of all persons whomsoever. If two or more persons constitute the GRANTOR or GRANTEE, the words GRANTOR and GRANTEE will be construed to read GRANTORS and GRANTEES whenever the sense of this Deed requires.

BOONE COUNTY MO JUN 03 2022

IN WITNESS WHEREOF, The GRANTOR has hereunto executed this instrument on the day and year above written.

Wesley L. Bird
Wesley L. Bird

Diana L. Bird
Diana L. Bird

State of Missouri

County of Boone

On this 3 day of June, 2022, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Wesley L. Bird and Diana L. Bird, husband and wife to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and Notary Seal subscribed and affixed in said County and State, the day and year in this certificate above written.

Mary Jo Edmiston
Notary Public

My Term Expires: 1-9-24

Mary Jo Edmiston
Notary Public - Notary Seal
STATE OF MISSOURI
Boone County
My Commission Expires January 09, 2024
Commission # 11498146