

Recorded in Vernon County, Missouri



Recording Date/Time: 04/08/2015 at 02:43:44 PM

Instr #: 2015R00743

Book: 2015 Page: 737

Type: WD

Pages: 3

Fee: \$30.00 \$ 20150000722



Doug Shupe
Recorder of Deeds

BOWMANS TITLE CO

WARRANTY DEED

This DEED, made and entered into this 7th day of April, A.D. 2015, by and between,

GLEN L. HAYS and ALBERTA L. HAYS, HUSBAND AND WIFE (GRANTOR), and

BLAKE J. ROBERTSON and JANNA M. ROBERTSON, HUSBAND AND WIFE, (GRANTEE)

Grantee's mailing address is: 14298 S C HWY NEVADA, MO 64772

WITNESSETH, that the said Grantor, for and in consideration of the sum of ten dollars and other valuable consideration paid by the said Grantee, the receipt of which is hereby acknowledged, does or do by these presents Grant, Bargain and Sell, Convey and Confirm, unto the said Grantee, the following described real estate situated in the County of Vernon, in the State of Missouri to-wit:

A TRACT OF LAND BEING LOCATED IN THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 30 WEST OF THE 5TH P.M., VERNON COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID WEST 1/2 OF THE NORTHEAST 1/4;
THENCE SOUTH 01°46'38" WEST ALONG THE EAST LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4, A DISTANCE OF 3503.61 FEET; THENCE NORTH 76°48'44" WEST A DISTANCE OF 446.90 FEET; THENCE NORTH 42°13'35" WEST A DISTANCE OF 250.42 FEET; THENCE NORTH 16°32'06" WEST A DISTANCE OF 107.76 FEET; THENCE NORTH 33°08'25" WEST A DISTANCE OF 291.15 FEET; THENCE SOUTH 88°41'45" WEST A DISTANCE OF 129.05 FEET; THENCE SOUTH 35°34'20" WEST A DISTANCE OF 282.09 FEET; THENCE SOUTH 80°31'43" WEST A DISTANCE OF 26.94 FEET; THENCE NORTH 65°40'34" WEST A DISTANCE OF 128.63 FEET; THENCE NORTH 39°23'22" WEST A DISTANCE OF 106.22 FEET TO THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 01°55'51" EAST ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 383.98 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4; THENCE NORTH 87°24'59" WEST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4, A DISTANCE OF 329.42 FEET; THENCE NORTH 01°55'51" EAST A DISTANCE OF 794.00 FEET; THENCE NORTH 89°57'13" EAST A DISTANCE OF 784.86 FEET; THENCE NORTH 01°56'06" EAST A DISTANCE OF 399.95 FEET; THENCE NORTH 88°04'00" WEST A DISTANCE OF 425.03 FEET; THENCE NORTH 01°55'49" EAST A DISTANCE OF 1419.70 FEET TO THE NORTH LINE OF SAID NORTHEAST 1/4; THENCE SOUTH 87°27'29" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1275.48 FEET RETURNING TO THE POINT OF BEGINNING.

SUBJECT TO RESERVATIONS, RESTRICTIONS OR EASEMENTS AFFECTING SUBJECT LAND. ALSO SUBJECT TO ANY PART LYING IN THE PUBLIC ROADWAY.

GRANTORS RESERVE AN EASEMENT FOR INGRESS AND EGRESS AS FOLLOWS:

A 30.00 FOOT INGRESS/EGRESS EASEMENT BEING LOCATED IN SECTION 33, TOWNSHIP 36 NORTH, RANGE 30 WEST OF THE 5TH P.M., VERNON COUNTY, MISSOURI, BEING 15.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 33; THENCE N87°27'29"W ALONG THE NORTH LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 33, A DISTANCE OF 1275.48 FEET; THENCE S01°55'49"W A DISTANCE OF 1419.70 FEET; THENCE S88°04'00"E A DISTANCE OF 425.03 FEET; THENCE S01°56'06"W A DISTANCE OF 399.95 FEET; THENCE S89°57'13"W A DISTANCE OF 15.05 FEET TO THE POINT OF BEGINNING; THENCE S04°34'54"W A DISTANCE OF 949.36 FEET TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 115.00 FEET, AN ARC DISTANCE OF 63.45 FEET, A CHORD BEARING S20°23'17"W, 62.65 FEET; THENCE S36°11'40"W A DISTANCE OF 248.40 FEET TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 65.00 FEET, AN ARC DISTANCE OF 85.99 FEET, A CHORD BEARING S01°42'15"E, 79.85 FEET TO THE POINT OF TERMINUS.

TO HAVE AND TO HOLD the same together with all the rights, immunities, privileges and appurtenances to the same belonging unto the said Grantee and to their heirs and assigns, forever, the said Grantor hereby covenanting that said premises are free and clear of any encumbrances and that said party or parties and the heirs, executors, and administrators of such party or parties shall and will warrant and defend the title to the premises, unto the said Grantee, and to their heirs and assigns of such party or parties forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor(s) has or have hereunto set their hand or hands the day and year first above written.

Glen L Hays
GLEN L. HAYS

Albert L Hays
ALBERTA L. HAYS

STATE OF MISSOURI }
COUNTY OF VERNON }ss

On this 7th day of April, 2015, before me personally appeared **GLEN L. HAYS and ALBERTA L. HAYS, HUSBAND AND WIFE**, to me known to be the person or persons described in and who executed the foregoing instrument, and acknowledge that they executed the same as their free act and deed.

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



WILLIAM D. DENMAN
Vernon County
Commission #11425558
Expires June 19, 2015

William D Denman
Notary Public

My term expires: