

**GENERAL WARRANTY DEED**

**THIS DEED**, made and entered into to be effective as of the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between \_\_\_\_\_, a \_\_\_\_\_, with a mailing address of \_\_\_\_\_, Grantor, and \_\_\_\_\_, a \_\_\_\_\_, with a mailing address of \_\_\_\_\_, Grantee.

**WITNESSETH**, that the Grantor, for and in consideration of the sum of "aaaaaaa Dollar\*<sup>u</sup>+ and other valuable consideration paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does by these presents **GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM** unto the said Grantee, the following described Real Estate located in the County of \_\_\_\_\_, State of Missouri, to wit:

**SEE EXHIBIT A ATTACHED HERETO**

**TO HAVE AND TO HOLD** the same, together with all rights and appurtenances to the same belonging, unto the said Grantee, and to the successors and assigns of such party forever.

The said Grantor hereby covenanting that Grantor and its successors and assigns, shall and will **WARRANT AND DEFEND** the title to the premises unto the Grantee, and to the successors and assigns of the Grantee, against the lawful claims of all persons whomsoever, excepting, however: (i) taxes not yet due and payable for the calendar year 20\_\_\_\_ and thereafter and the special taxes becoming a lien after the date of this deed; (ii) all easements, conditions, restrictions, and other matters of record; (iii) matters which would be revealed by a survey or inspection of the Real Estate; and (iv) all zoning ordinances.

**IN WITNESS WHEREOF**, the Grantor has executed these presents to be effective as of the day and year first above written.

Grantor:

\_\_\_\_\_

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 ) SS.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me appeared \_\_\_\_\_ of \_\_\_\_\_, a \_\_\_\_\_, to me personally known, who, being by me duly sworn, did say that he is the \_\_\_\_\_ of \_\_\_\_\_, and that on behalf of said corporation, by authority of its board of directors, said \_\_\_\_\_ of \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid on the day and year above written.

\_\_\_\_\_  
Notary Public  
Printed Name: \_\_\_\_\_

My Commission Expires:

\_\_\_\_\_