

ADAIR COUNTY COMMISSION MINUTES

MONDAY, JULY 27, 2015

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IN REF. ORDER NO 13 Corporation Warranty Deed, Legal Description and Lot Split for Section 10, T62, R15W, Adair County, Missouri for Adair County Health Department

CORPORATION WARRANTY DEED

THIS INDENTURE, Made on the _____ day of July, 2015 by and between

Adair County, Missouri

under the laws of the State of Missouri,
as Grantor, and

Adair County Health Department

As Grantee
Address: 1001 S. Jamison, Kirksville, MO 63501

WITNESSETH: that said party of the first part, in consideration of the sum of Ten Dollars and other valuable considerations, to it in hand paid by the said parties of the second part, the receipt of which is hereby acknowledged, does by these present, GRANT, BARGAIN, AND SELL, CONVEY AND CONFIRM, unto the said parties of the second part, their heirs and assigns, the following described lots, tracts or parcels of land, lying being and situate in the County of Adair, State of Missouri, to-wit:

A TRACT OF LAND SITUATED IN THE NORTHEAST FOURTH OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 62 NORTH, RANGE 15 WEST, ADAIR COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD FOUND AT THE NORTHEAST CORNER OF SURVEYORS RECORD BOOK 9, PAGE 118, THENCE ALONG SAID SURVEY AS FOLLOWS, N89°46'23"W A DISTANCE OF 823.73' TO AN IRON ROD SET; THENCE S00°27'33"W A DISTANCE OF 91.91' TO AN IRON ROD SET AT THE POINT OF BEGINNING OF THE DESCRIPTION HEREIN, TO WIT: THENCE CONTINUE ALONG SAID SURVEY, N89°40'13"W A DISTANCE OF 450.46' TO AN IRON ROD SET; THENCE S00°06'27"E A DISTANCE OF 50.87'; THENCE S89°35'55"E A DISTANCE OF 261.02' TO AN IRON ROD FOUND; THENCE S64°43'45"E A DISTANCE OF 221.19' TO AN IRON ROD SET; THENCE S00°00'47"E A DISTANCE OF 107.00' TO AN IRON ROD SET; THENCE S89°55'50"E A DISTANCE OF 109.42' TO AN IRON ROD FOUND; THENCE LEAVING SAID SURVEY, N00°01'46"W A DISTANCE OF 251.00' TO AN IRON ROD SET; THENCE N89°40'13"W A DISTANCE OF 119.99' TO THE POINT OF BEGINNING.

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TO HAVE AND TO HOLD, The premises aforesaid, which all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining, unto the said parties of the second part and unto their heirs and assigns forever, the said Adair County Missouri, hereby obligating that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by it or those under whom it claims; and that it will warrant and defend the title of the said premises unto the said parties of the second part and unto their heirs and assigns forever, against the lawful claims said demands of all persons whomsoever.

IN WITNESS WHEREOF, The party of the first part has caused these presents to be signed by its agents, and the corporate seal, if any, to be hereto attached, the day and year first above written.

Stanley Pickens
Stanley Pickens, Presiding Commissioner

Carson Adams
Carson Adams, 1st District Commissioner

Mark Thompson
Mark Thompson, 2nd District Commissioner

STATE OF MISSOURI)
COUNTY OF ADAIR) SS

On this 27 day of July, 2015, before me personally appeared Stanley Pickens, to me personally known, who being duly sworn, did say that he is, Presiding Commissioner of Adair County and that the seal, if any, affixed to the foregoing instrument is the seal of said county and that said instrument was signed and sealed in behalf of said county by authority of its Board of Commissioners, and further acknowledged said instrument to be the free act and deed of said county.

IN WITNESS WHEREOF, I have hereto set my hand and affixed my official seal the day and year first above written.

Linda Ransen Notary Public

My term expires: 4-12-18

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STATE OF MISSOURI)
COUNTY OF ADAIR) SS

On this 27 day of July, 2015, before me personally appeared Carson Adams, to me personally known, who being duly sworn, did say that he is, 1st District Commissioner of Adair County and that the seal, if any, affixed to the foregoing instrument is the seal of said county and that said instrument was signed and sealed in behalf of said county by authority of its Board of Commissioners, and further acknowledged said instrument to be the free act and deed of said county.

IN WITNESS WHEREOF, I have hereto set my hand and affixed my official seal the day and year first above written.

Linda Ransen Notary Public

My term expires: 4-12-18

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LINDA J. RANSEN
My Commission Expires
April 12, 2018
Adair County
Commission #1460208

10577-1694

DESCRIPTION OF TRACT 1: A TRACT OF LAND SITUATED IN THE NORTHEAST FOURTH OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 62 NORTH, RANGE 15 WEST, ADAIR COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD FOUND AT THE NORTHEAST CORNER OF SURVEYORS RECORD BOOK 9, PAGE 118;

THENCE ALONG SAID SURVEY, S00°24'03"E A DISTANCE OF 1177.93' TO AN IRON ROD SET ON THE NORTH RIGHT OF WAY OF PATTERSON STREET;

THENCE ALONG SAID RIGHT OF WAY, N89°48'26"W A DISTANCE OF 686.83' TO AN IRON ROD SET ON THE WEST LINE OF SAID SURVEY;

THENCE ALONG SAID SURVEY AS FOLLOWS: N00°03'33"W A DISTANCE OF 691.10' TO AN IRON ROD SET;

THENCE N89°37'43"W A DISTANCE OF 24.96' TO AN IRON ROD FOUND;

THENCE ON THE NORTHERLY PROLONGATION OF SAID SURVEY, N00°01'46"W A DISTANCE OF 353.00' TO AN IRON ROD SET;

THENCE N89°40'13"W A DISTANCE OF 119.99' TO AN IRON ROD SET, BEING A POINT ON SAID SURVEY;

THENCE ALONG SAID SURVEY AS FOLLOWS: N00°27'33"E A DISTANCE OF 91.91' TO AN IRON ROD SET;

THENCE S89°46'23"E A DISTANCE OF 823.73' TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 19.0 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, OR NOT OF RECORD, IF ANY.

DESCRIPTION OF TRACT 2: A TRACT OF LAND SITUATED IN THE NORTHEAST FOURTH OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 62 NORTH, RANGE 15 WEST, ADAIR COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD FOUND AT THE NORTHEAST CORNER OF SURVEYORS RECORD BOOK 9, PAGE 118; THENCE ALONG SAID SURVEY AS FOLLOWS, N89°46'23"W A DISTANCE OF 823.73' TO AN IRON ROD SET; THENCE S00°27'33"W A DISTANCE OF 91.91' TO AN IRON ROD SET AT THE POINT OF BEGINNING OF THE DESCRIPTION HEREIN, TO WIT:

THENCE CONTINUE ALONG SAID SURVEY, N89°40'13"W A DISTANCE OF 450.46' TO AN IRON ROD SET;

THENCE S00°06'27"E A DISTANCE OF 50.87' TO AN IRON ROD FOUND;

THENCE S89°35'55"E A DISTANCE OF 261.02' TO AN IRON ROD FOUND;

THENCE S64°43'45"E A DISTANCE OF 221.19' TO AN IRON ROD SET;

THENCE S00°00'47"E A DISTANCE OF 107.00' TO AN IRON ROD SET;

THENCE S89°55'50"E A DISTANCE OF 109.42' TO AN IRON ROD FOUND;

THENCE LEAVING SAID SURVEY, N00°01'46"W A DISTANCE OF 251.00' TO AN IRON ROD SET; THENCE N89°40'13"W A DISTANCE OF 119.99' TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 1.4 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, OR NOT OF RECORD, IF ANY.

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ATTEST: *Dandra Collop*
County Clerk

Stanley Pickens
Presiding Commissioner