

No. 510178 Book M399 Page 416  
Callaway County, State of Missouri.  
RECORDED  
Dec 12, 2005 3:57 PM Fees \$27.00



*Kenneth Dillon*  
Ken Dillon, Recorder  
of Deeds

*Lana Taylor* Deputy  
Lana Taylor

WARRANTY DEED

THIS INDENTURE, Made on the 9<sup>th</sup> day of December, A. D. Two Thousand and Five by and between Robert E. Thomas and Marilyn J. Thomas, husband and wife (GRANTOR) of the County of Callaway, in the State of Missouri, party or parties of the First Part, and Elizabeth A. Giuliano and Marie E. Kerl, as tenants in common (GRANTEE)  
Grantee's Statutory Mailing Address: 4575 County Road 351 Fulton, Mo 65251  
of the County of Callaway, in the State of Missouri, Party or Parties of the second Part.

WITNESSETH, That the said party or parties of the First Part, in consideration of the sum of One Dollar and other valuable considerations to him, her or them paid by the said party or parties of the Second Part, the receipt of which is hereby acknowledged, do or does by these presents, GRANT, BARGAIN and SELL, CONVEY and CONFIRM, unto said party or parties of the Second Part his, her or their heirs and assigns the following described Lots, tracts or Parcels of Land, lying, being and situated in the County of Callaway and State of Missouri to wit:

Tract Three (3) of the Survey recorded in Survey Book 1 at page 466, Callaway County Records, being located in the West One-half of Section 34, Township 48 North, Range 11 West, Callaway County, Missouri.

Grantors also grant unto Grantees, their heirs and assigns, and reserve unto Grantors, their heirs and assigns a non-exclusive easement in and to an existing shared lagoon located on Grantors adjacent property and an existing sewer line from the above described property to said Lagoon.

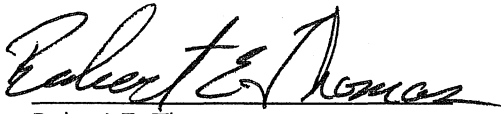
Concerning the use of the shared lagoon, Robert Thomas will maintain the lagoon and Elizabeth Giuliano and Marie Kerl will pay a monthly fee of \$5.00 per month for up to two bathrooms and \$5.00 per month for each additional bathroom.

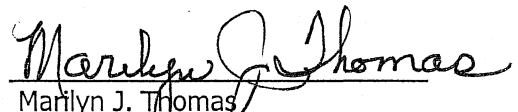
SUBJECT to easements and restrictions of record.

TO HAVE AND TO HOLD the premises aforesaid, with and singular the Rights, Privileges, Appurtenances and Immunities thereto belonging to in anywise appertaining, unto the said party or parties of the Second Part and unto his, her or their heirs and assigns FOREVER; the said party or parties of the First Part hereby covenanting that he, her or they are lawfully seized of an Indefeasible Estate in Fee in the premises herein conveyed; that he, she or they have good right to convey the

same; that the said premises are free and clear of any incumbrance done or suffered by him, her or them or those under whom he, she or they claim; and that he, she or they will WARRANT AND DEFEND the title to the said premises unto the said party or parties of the Second Part, and unto his, her or their heirs and assigns FOREVER, against the lawful claims and demands of all persons whomsoever excepting taxes for the year 2005 and thereafter.

IN WITNESS WHEREOF, the said party or parties of the First Part have hereunto set his, her or their hands and seals, the day and year first above written.

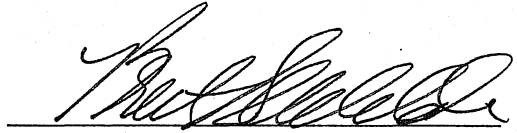
  
Robert E. Thomas

  
Marilyn J. Thomas

STATE OF MISSOURI )  
                                  ) <sup>CALLAWAY</sup> ss.  
COUNTY OF ~~BOONE~~ )

On this 9<sup>TH</sup> day of December, 2005 before me personally appeared Robert E. Thomas and Marilyn J. Thomas, husband and wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged 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 ~~Columbia~~, Missouri, the day and year first above written.  
FULTON

  
Notary Public

My commission expires:

BRENT DEWILDE  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Callaway County  
Commission #04634370  
My Commission Expires: November 7, 2008