

Morgan County, MO

Property Report Card

Parcel Number: 01802800000007000



Owner Name: GUIER, GEORGE & SHEILA

Address 1: 3871 BUFFALO RD

Address 2:

Address 3: FLORENCE, MO 65329

Situs Address:

Year Built: 1998

Base Area: 4,426.00

Adjusted Area: 10,523.00

Appraised Value: \$619,700.00

Assessed Value: \$111,920.00

Real Imp Value: \$521,830.00

Taxes:\$5,170.03

City: Rural

Legal Description: SW SE

Acres: 40.90

Book: 2017

Page: 1268

School: TR-6

Road: County Road

Nurse: Good Shepherd

Ambulance: Mid-Mo 2

JRCO:

Fire: Fortunra

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Recorded in Morgan County, Missouri



Recording Date/Time: 03/22/2017 at 02:24:52 PM

Instr #: 201701268

Type: WD
Pages: 3
Fee: \$30.00 S 20170001093



#210-924 #212-739

13140 (8/97)
Space Above for Recording Information

LIMITED WARRANTY DEED

THIS INDENTURE, dated March 15, 2017, between FCS Financial, FLCA, a federally chartered corporation, with a post office address of 1934 E. Miller, Jefferson City, Missouri, 65101 ("Grantor"), and George Guier and Sheila Guier, husband and wife, whose post office address is 3210 Sweet William Lane, Sedalia, Missouri, 65301 (collectively "Grantee"):

WITNESSETH, that the Grantor, for and in consideration of One Dollar (\$1.00) and other valuable consideration, does convey, warrant, grant, bargain, and sell, unto Grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, by, through or under Grantor and none other, the following described real estate situated in the County of Morgan and State of Missouri, to-wit ("Premises"):

TRACT I:

The North Half of the Northwest Quarter; the North Half of the Southwest Quarter of the Northwest Quarter and the North Half of the Southeast Quarter of the Northwest Quarter all in Section 28, Township 45, Range 18 in Morgan County, Missouri.

SAVE AND EXCEPT THEREFROM: a tract of land lying in the North Half of the Northwest Quarter in Section 28, Township 45, Range 18, in Morgan County, Missouri; described by metes and bounds as follows: Beginning at the Northeast corner of said North Half of the Northwest Quarter of Section 28, Township 45, Range 18; thence West 13.53 chains; thence South 42 degrees 14 minutes East 2.73 chains; thence South 31 degrees 45 minutes East 2.82 chains; thence South 26 degrees 10 minutes East 2.85 chains; thence South 32 degrees 40 minutes East 3.80 chains; thence South 28 degrees 30 minutes East 5.25 chains; thence South 50 degrees 03 minutes East 2.23 chains; thence South 58 degrees 50 minutes East 3.03 chains to the East line of said North Half of the Northwest Quarter; thence North 18.21 chains to the point of beginning.

TRACT II:

The South Half of the Southeast Quarter of the Northwest Quarter of Section 28, Township 45 North, Range 18 West in Morgan County, Missouri.

ALSO, The Northeast Quarter of the Southwest Quarter of Section 28, Township 45 North, Range 18 West in Morgan County, Missouri.

Prepared by:
William J. Prebil
Associate General Counsel
AgriBank, FCB
30 E. 7th Street, Suite 1600
St. Paul, MN 55101

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ALSO, a tract of land lying in the Southeast Quarter of the Southwest Quarter of Section 28, Township 45 North, Range 18 West in Morgan County, Missouri described as follows:

Beginning at the Southeast corner of the Northeast Quarter of the Southwest Quarter of Section 28; thence South along the East line of the Southeast Quarter of the Southwest Quarter of Section 28 to a point where said East line intersects the center of the county road; thence Southwesterly along the center of the county road for a distance of 1120 feet to a point; thence Northwesterly to the Southwest corner of the Northeast Quarter of the Southwest Quarter of Section 28; thence East along the South line of said Northeast Quarter of the Southwest Quarter to the point of beginning.

Tract III:

The Southwest Quarter of the Southeast Quarter of Section 28, Township 45, Range 18 in Morgan County, Missouri.

subject to all existing easements and rights of way; also subject to all taxes on said premises for the year 2017 (pro-rated) and following years; also subject to all unpaid parts and installments of special assessments on said premises which have fallen due, or will fall due hereafter.


TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining; and all estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises as above described, with the hereditaments and appurtenances unto the Grantee, and to his/her/their heirs, successors and assigns FOREVER.

IN WITNESS WHEREOF, Grantor, has caused these presents to be executed in its corporate name the day and year first above written.

FCS Financial, FLCA

BY:


David Janish, Chief Executive Officer

Prepared by:
William J. Prebil
Associate General Counsel
AgriBank, FCB
30 E. 7th Street, Suite 1600
St. Paul, MN 55101

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STATE OF MISSOURI)
COUNTY OF Co) ss.

On this day personally appeared before me, the undersigned officer within and for the County and State aforesaid, duly qualified, commissioned and acting, David Janish, who acknowledged himself to be the Chief Executive Officer of FCS Financial, FLCA, a federally chartered corporation, and that he as such Chief Executive Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Chief Executive Officer.

WITNESS my hand on 3-19-17.



ROBIN GARRISON
My Commission Expires
April 13, 2019
Cole County
Commission #16444143

Robin Garrison
Name: Robin Garrison
Notary Public, State of Missouri
Commissioned in Cole County

My commission expires 4-13-2019.

SEND TAX STATEMENTS TO:
George and/or Sheila Guier
3210 Sweet William Lane
Sedalia, MO 65301

HUBBARD - KAVANAUGH
TITLE COMPANY
106 S. FISHER
VERSAILLES, MISSOURI 65084

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