

Recorded in Camden County, Missouri

Recording Date/Time: 01/18/2019 at 01:48:48 PM

Book: 813 Page: 500

Type: DEED
Pages: 3
Fee: \$30.00 S

Electronically Recorded
Title 365, Inc.



Donnie Snelling
Recorder of Deeds

File Number: DS7153-18000244

After Recording, Send To:
Title365/ Recording Department
345 Rouser Rd., Bldg 5, Suite 300, Coraopolis, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
19 9.0 29.0 000.0 000 013.000

SPECIAL WARRANTY DEED

Bank of America, N.A., hereinafter grantor, whose tax-mailing address is 7105 Corporate Drive, Plano, TX 75024, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants with covenants of limited warranty to Secretary of Housing & Urban Development, its Successors and Assigns, hereinafter grantee, whose tax mailing address is C/O Information Systems Networks Corp., Shepherd Mall Office Complex, 2401 NW 23rd Street, Suite 1D, Oklahoma City, OK 73107, the following real property:

All that part of the Northeast Quarter of the Northeast Quarter of Section 29, Township 37 North, Range 16 West, Camden County, Missouri and being more particularly described as follows: From an existing 5/8 inch rebar at the section corner common to Sections 20, 21, 28 and 29, Township 37 North, Range 16 West run South 00 degrees 12 minutes 06 seconds West, along the East line of the Northeast Quarter of the Northeast Quarter of said Section 29, 185.0 feet to an existing iron pin at the point of beginning for this description; thence departing said East line, South 87 degrees 23 minutes 14 seconds West, 180.07 feet to a set iron pin; thence continuing South 87 degrees 23 minutes 14 seconds West, 24.79 feet to an existing spike; thence South 38 degrees 49 minutes 40 seconds East, 176.00 feet to an existing spike; thence South 48 degrees 16 minutes 36 seconds East 91.87 feet to a set iron pin; thence South 89 degrees 47 minutes 54 seconds East, 25.0 feet to a set iron pin on the East line of the Northeast Quarter of the Northeast Quarter of said Section 29; thence North 00 degrees 12 minutes 06 seconds East, along the East line of the Northeast Quarter of the Northeast Quarter of said Section 29, 207.68 feet to the point of beginning. Also subject to an easement recorded in Book 408 Page 640, more particularly described as: A 40 foot wide easement for ingress and egress purposes across a part of the East half of the Southeast Quarter of Section 20 and part of the Northeast Quarter of the Northeast Quarter of Section 29, all being in

Township 37 North, Range 16 West, Camden County, Missouri, lying 20 feet either side of, parallel with and adjacent to the following described centerline: From an existing 5/8 inch rebar at the section corner common to Sections 20, 21, 28 and 29, Township 37 North, Range 16 West, run South 00 degrees 12 minutes 06 seconds West, along the East line of the Northeast Quarter of the Northeast Quarter of said Section 29, 185.0 feet to an existing iron pin; thence departing said East line, South 87 degrees 23 minutes 14 Seconds West; 415.93 feet to an existing iron pin on the Northeasterly right of way line of Missouri State Route 5, thence along said right of way line, North 13 degrees 23 minutes 08 seconds West, 208.66 feet to an existing spike for the point of beginning of said centerline; thence departing said right of way line, South 82 degrees 40 minutes 33 seconds East, 121.48 feet to an existing spike; thence South 41 degrees 41 minutes 06 seconds East, 127.98 feet to an existing spike; thence South 33 degrees 03 minutes 02 seconds East, 98.19 feet to an existing spike; thence South 38 degrees 49 minutes 40 seconds East, 176.0 feet to an existing spike; thence South 48 degrees 16 minutes 36 seconds East, 91.87 feet to a spike; thence South 00 degrees 12 minutes 06 seconds West, 158.07 feet to a spike; thence South 14 degrees 51 minutes 04 seconds West, 74.90 feet to a spike; thence South 07 degrees 54 minutes 39 seconds East, 77.17 feet; thence on a curve to the right, having a radius of 40.0 feet, an arc distance of 98.43 feet; thence North 46 degrees 55 minutes 06 seconds West, 50.0 feet; thence along a curve to the left, having a radius of 55.0 feet, and arc distance of 59.31 feet; thence South 71 degrees 17 minutes 37 seconds West, 101.62 feet to the Northeasterly right of way line of said Missouri State Route 5 and the point of termination of said centerline. Also subject to any easements, restrictions, reservations or conditions of record and to all existing roadways and utilities, whether of record or not.

APN: 19 9.0 29.0 000.0 000 013.000

Property Address is: 160 Sundown Drive, Camdenton, MO 65020

Grantor warrants against all lawful claims of any person, claiming by, through or under grantor, but against no others.

Prior instrument reference: **SUCCESSOR TRUSTEE'S DEED RECORDED AT BOOK 803, PAGE 617**

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor covenants to and agrees with Grantee, that Grantor will warrant and defend the property conveyed unto the Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through, from, or under the Grantor and no others whatsoever.

Executed by the undersigned on January 3, 2019 :

Title365 Company as Attorney in Fact for Bank of America, N.A.

By: Rayanne Gaudreau 1.3.19

Printed Name: Jessica Rayanne Gaudreau

Its: Business Support Associate

Employer: Title365 Company

STATE of Pennsylvania

COUNTY of Allegheny

Before me, Yisroel Estrin, (insert name of notary) the undersigned officer, on this, the 3rd day of January, 2019, personally appeared Jessica Rayanne Gaudreau, (insert name of signer) known to me or, ☒ through production of Drivers License as identification, who identified her himself to be the Business Support Associate of **Title365 Company as Attorney in Fact for Bank of America, N.A.**, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

(seal)

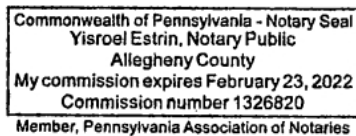
Yisroel Estrin 1/3/19
(Type or print name below signature)

Yisroel Estrin

Notary Public, State of Pennsylvania

Commission No.: 1326820

My Commission Expires: 2/23/22



This instrument prepared by:

Jay A. Rosenberg, Esq., Missouri Bar Number 68253; Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209.