WARRANTY DEED.

Printed and for Sale by The Joplin Printing Company, Joplin, Mo.

This Indenture, Made on the 18th day of August A. D. One Thousand Nine Hundred and Forty-five by and between John W. Ratcliff and Flossie M. Ratcliffe, his wife

of Webb City, Jasper County, Missouri parties of the First Part, and Kenneth A. Childress and Wanetta Childress, husband and wife

of the County of Jasper in the State of Missouri parties of the Second Part:

WITNESSETH, That the said parties of the First Part, in consideration of the sum of ONE DOLLAR AND OTHER GOOD & VALUABLE CONSIDERATION - - - - - - - DOLLARS, to them paid by the said parties of the Second Part, the receipt of which is hereby acknowledged, do by these presents, 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 Jasper and State of Missouri to-wit: As All of Lots numbered One Hundred Forty-one (141) and One Hundred Forty-two (142) in Kelley's Second Addition to Webb City, Jasper County, Missouri.

(This conveyance is made subject to taxes becoming due and payable in the year 1945 and thereafter, and paving bill for street on East side of said property, both of which items the Grantees assume and agree to pay)

(Possession of the property to pass to grantees as soon as vacated by Grantors, but not later than sixty days after passing of title.)

TO HAVE AND TO HOLD, The premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging, or in anywise appertaining unto said parties of the Second Part, and unto their heirs and assigns FOREVER; the said John W. Ratcliffe and Flossie M. Ratcliffe hereby covenanting that they are lawfully seized of an indefeasible Estate in Fee in the premises herein conveyed; that they have good right to convey the same, that the said premises are free and clear of any incumbrances done or suffered by them or those under whom they claim and that they will WARRANT AND DEFEND the title of said premises unto the said parties of the Second Part, and unto their heirs and assigns FOREVER, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the First Part have hereunto set their hand & seal the day and year first above written.

John W. Ratcliff (SEAL)

Flossie M. Ratcliff (SEAL)

(SEAL)

(SEAL)

Signed, sealed and delivered in the presence of us:

ID #: 101/99
Break: 1/11
Oth:

0736

40116294

SUPERFUND RECORDS

CF161