

**2021-3051**

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BARBARA CLEVENGER  
RECORDER OF DEEDS  
PETTIS COUNTY, MO

## MISSOURI WARRANTY DEED

This Deed, Made and entered into this 14<sup>th</sup> day of May, 2021, by and between

FISCHER WESSELMAN PROPERTIES, LLC, a MISSOURI Limited Liability Company  
S.GEN1 HOLDINGS, LLC, a MISSOURI Limited Liability Company  
K & S ELLEBRACHT FARM LLC, a MISSOURI Limited Liability Company  
LIMKON, L.L.C., a MISSOURI Limited Liability Company  
LINDSTROM PROPERTIES LLC, a MISSOURI Limited Liability Company, as "GRANTOR",

and

PRAIRIE HOLLOW DEVELOPMENT CO. LLC, a MISSOURI Limited Liability Company, as  
"GRANTEE",

Grantee's mailing address:

27701 Hackberry Dr., Sedalia, MO 65301

WITNESSETH, that the Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto Grantee, the following described Real Estate, situated in the County of Pettis and State of Missouri, to wit:

120.71 ACRES OFF OF THE EAST SIDE OF THE EAST HALF OF SECTION 13, TOWNSHIP 45 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, PETTIS COUNTY, MISSOURI, LYING SOUTH OF THE MISSOURI-KANSAS AND TEXAS RAILROAD (KATY TRAIL).

ALSO A PART OF LOTS 1 AND 2 OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 45 NORTH, RANGE 21 WEST OF THE FIFTH PRINCIPAL MERIDIAN, PETTIS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2 OF THE SOUTHWEST QUARTER; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 2 OF THE SOUTHWEST QUARTER, 786.3 FEET; THENCE NORTH AND ALONG AN EXISTING PIPE FENCE LINE, 787.86 FEET; THENCE EAST ALONG AN EXISTING PIPE FENCE LINE, 682.23 FEET; THENCE NORTH ALONG AN EXISTING FENCE LINE 455.77 FEET; THENCE EAST, 300.0 FEET; THENCE NORTH, 1421.0 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID LOT 1 OF THE SOUTHWEST QUARTER; THENCE WEST ALONG SAID NORTH LINE AND ALONG THE NORTH LINE OF SAID LOT 2 OF THE SOUTHWEST QUARTER, 1751.0 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 2 OF THE SOUTHWEST QUARTER; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 2 OF THE SOUTHWEST QUARTER, 2667.0 FEET, MORE OF LESS, TO THE POINT OF BEGINNING.

Subject to easements, restrictions, reservations, and covenants of record, if any.

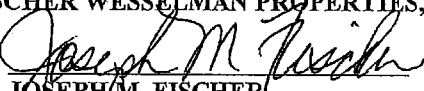
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TO HAVE AND TO HOLD the premises aforesaid with all singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto Grantee and unto Grantee's heirs and assigns forever; the Grantor hereby covenanting that Grantor is lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that Grantor has good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by Grantor or those under whom Grantor claims, except as stated above and except for all taxes and assessments, general and special, not now due and payable, and that Grantor will warrant and defend the title to the said premises unto Grantee and unto Grantee's heirs and assigns forever, against the lawful claims and demands of all persons whomsoever. If two or more persons constitute the Grantor or Grantee, the words Grantor and Grantee will be construed to read Grantors and Grantees whenever the sense of this Deed requires.

IN WITNESS WHEREOF, the Grantor has hereunto executed this instrument on the day and year above written.

FISCHER WESSELMAN PROPERTIES, LLC

By:

  
JOSEPH M. FISCHER  
MANAGING MEMBER

STATE OF MISSOURI

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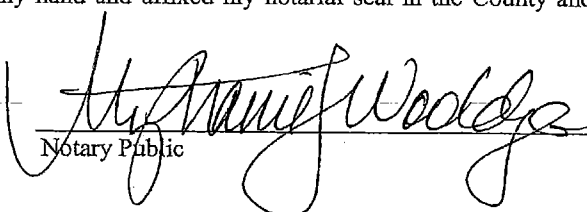
ss:

COUNTY OF PETTIS

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On this 17<sup>th</sup> day of May, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JOSEPH M. FISCHER**, to me personally known, who being by me duly sworn, did say that he is the MANAGING MEMBER of **FISCHER WESSELMAN PROPERTIES, LLC**, a MISSOURI Limited Liability Company, and that said instrument was signed on behalf of said Limited Liability Company, and said MANAGING MEMBER acknowledged said instrument to be the free act and deed of said Limited Liability Company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal in the County and State aforesaid, the day and year last above written.

  
Notary Public

My Term Expires: 2/7/2022



STEPHANIE L. WOOLDRIDGE  
My Commission Expires  
February 7, 2022  
Pettis County  
Commission #14932201

IN WITNESS WHEREOF, the Grantor has hereunto executed this instrument on the day and year above written.

S.GEN1 HOLDINGS, LLC,

By: [Signature]  
STAFFORD M. SWEARINGEN,  
MANAGING MEMBER

STATE OF MISSOURI


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} ss:  
}

COUNTY OF PETTIS

On this 11<sup>th</sup> day of May, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared STAFFORD M. SWEARINGEN, to me personally known, who being by me duly sworn, did say that he is the MANAGING MEMBER of S.GEN1 HOLDINGS, LLC., a MISSOURI Limited Liability Company, and that said instrument was signed on behalf of said Limited Liability Company, and said MANAGING MEMBER acknowledged said instrument to be the free act and deed of said Limited Liability Company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal in the County and State aforesaid, the day and year last above written.

My Term Expires: 2/7/2022

[Signature]  
Notary Public  
  
STEPHANIE L. WOOLDRIDGE  
My Commission Expires  
February 7, 2022  
Pettis County  
Commission #14932201

IN WITNESS WHEREOF, the Grantor has hereunto executed this instrument on the day and year above written.

K & S ELLEBRACHT FARM LLC

By: [Signature]  
STEPHEN R ELLEBRACHT,  
AS MANAGER OF S ELLEBRACHT MANAGEMENT, LLC,  
SOLE MANAGING MEMBER OF K & S ELLEBRACHT FARM LLC

STATE OF MISSOURI

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}  
} ss:  
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COUNTY OF PETTIS

On this 11<sup>th</sup> day of May, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared STEPHEN R ELLEBRACHT, to me personally known, who being by me duly sworn, did say that he is the MANAGING MEMBER of K & S ELLEBRACHT FARM LLC, a MISSOURI Limited Liability Company, and that said instrument was signed on behalf of said Limited Liability Company, and said MANAGING MEMBER acknowledged said instrument to be the free act and deed of said Limited Liability Company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal in the County and State aforesaid, the day and year last above written.

My Term Expires:  
2/7/2022



STEPHANIE L. WOOLDRIDGE  
My Commission Expires  
February 7, 2022  
Pettis County  
Commission #14932201

[Signature]  
Notary Public

IN WITNESS WHEREOF, the Grantor has hereunto executed this instrument on the day and year above written.

LIMKON, L.L.C.

By: [Signature]  
IGOR KONDENKO, MEMBER

By: [Signature]  
YURIY LIMANSKIY, MEMBER

STATE OF MISSOURI

COUNTY OF PETTIS

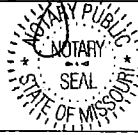
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On this 14<sup>th</sup> day of MAY, 20 21, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **IGOR KONDENKO and YURIY LIMANSKIY**, to me personally known, who being by me duly sworn, did say that they are the MEMBERS of **LIMKON, L.L.C.**, a MISSOURI Limited Liability Company, and that said instrument was signed on behalf of said Limited Liability Company, and said MEMBERS acknowledged said instrument to be the free act and deed of said Limited Liability Company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal in the County and State aforesaid, the day and year last above written.

My Term Expires: 2/7/2022

[Signature]  
Notary Public



STEPHANIE L. WOOLDRIDGE  
My Commission Expires  
February 7, 2022  
Pettis County  
Commission #14932201

IN WITNESS WHEREOF, the Grantor has hereunto executed this instrument on the day and year above written.

LINDSTROM PROPERTIES, LLC

By: [Signature]  
ROBERT J. LINDSTROM, MEMBER

STATE OF MISSOURI

COUNTY OF PETTIS

ss:

On this 14<sup>th</sup> day of MAY, 20 21, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **ROBERT J. LINDSTROM**, to me personally known, who being by me duly sworn, did say that he is the MEMBER of **LINDSTROM PROPERTIES LLC**, a MISSOURI Limited Liability Company, and that said instrument was signed on behalf of said Limited Liability Company, and said MEMBER acknowledged said instrument to be the free act and deed of said Limited Liability Company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal in the County and State aforesaid, the day and year last above written.

My Term Expires: 2/7/2022

[Signature]  
Notary Public



STEPHANIE L. WOOLDRIDGE  
My Commission Expires  
February 7, 2022  
Pettis County  
Commission #14932201