

201700001299
Filed for Record in
STONE COUNTY MISSOURI
AMY J LARSON, RECORDER OF DEEDS
01-30-2017 At 08:47 AM.
WARR DEED 27.00

General Warranty Deed

THIS DEED, Made and entered into this 27th day of January 2017, by and between

Grantor: **Caring Americans Trust Foundation Inc.**

Of the county of STONE, State of Missouri, party or parties of the FIRST PART, and

GRANTEE: **Carriage Oaks Not-for-Profit Water and Sewer Corporation** of County of STONE, State of Missouri, party or parties of the SECOND PART.

Grantee's mailing address: 209 Falling Leaf Court, Branson West, Missouri 65737

WITNESSETH, that the said party or parties of the first part, for and in consideration of the sum of One Dollar and other good and valuable considerations, paid by the said party or parties of the second part, the receipt of which is hereby acknowledged, does or do by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said party or parties of the second part, the following described Real Estate, situated, in the County of STONE, and State of Missouri, to-wit:

ALL OF THE WELL LOT, AND APPURTANCES THEREON, OF CARRIAGE OAKS ESTATES PHASE I, FINAL PLAT, A SUBDIVISION PER THE RECORDED PLAT THEREOF. LOCATED IN STONE COUNTY, MISSOURI. SUBJECT TO ANY AND ALL INCUMBANCES AND RIGHTS RECORDED OR UNRECORD.

TO HAVE AND TO HOLD THE SAME, Together with all rights and appurtenances to the same, belonging unto the said party or parties of the SECOND PART forever.



The said party or parties of the FIRST PART covenanting that said party and the heirs, executors, administrators and assigns of such part, shall and will WARRANT AND DEFEND the title to the premises unto the said party or parties of the SECOND PART, and to the heirs, successors, and assigns of such party or parties forever, against the lawful claims of all persons whomsoever, excepting however, the general taxes for the current calendar year, and thereafter, and special taxes becoming a lien after the date of this deed, and restrictions, easements and building set back liens of record if any, and zoning laws.

IN WITNESS WHEREOF, the said party or parties of the FIRST PART has caused these presents to be signed by its authorized Trustee(s), Managers(s), Members(s) or President, the day and year first above written.

Caring Americans Trust Foundation Inc.

By *Carl R. Mills*
CARL R. MILLS

President &
Founding Director

On this 27 day of Jan, 2017 before me personally appeared CARL R. MILLS, to me personally known, who being by me duly sworn, did say that he is the President of Caring Americans Trust Foundation Inc., and signing said instrument to be the free act and deed of said President of Caring Americans Trust Foundation Inc.

stamp or seal

S K Tillman
Notary Public

S K TILLMAN
Notary Public - Notary Seal
STATE OF MISSOURI
Stone County
My Commission Expires May 28, 2017
Commission #13394C11