

## GENERAL WARRANTY DEED—With Statutory Acknowledgments

This Indenture, Made on the 4th day of March A. D. One Thousand Nine Hundred and Thirty-seven by and between FRANK BRECKINRIDGE and CORNELIA BRECKINRIDGE, his wife,

of the County of Jefferson and State of Missouri part 100 of the first part and ALBERT G. ABREU and ELSIE BRANDT ABREU, his wife

of the County of Jefferson in the State of Missouri part 100 of the second part.

WITNESSETH, That the said part 100 of the first part, in consideration of the sum of Three hundred & no/100 DOLLARS, to them paid by the said part 100 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 part 100 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 Jefferson and State of Missouri, to-wit:

All of the South West Corner of the South West Quarter of the South West quarter of Section 22 Township 40 Range 3 East and Being Described as Follows Beginning 15 ft East of the South West Corner of Section 22 Thence North Parallel to the West Line of Said Section 22 a distance of 640 ft to the South Line of County Road thence East along the South Line of County Road 409 ft thence South 640 ft to the South line of Section 22 thence West along the Section Line 409 ft to place of beginning and Containing in all (6.00) Six Acres

\$ .50 Revenue Stamp Cancelled.

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 the said part 100 of the second part, and unto their heirs and assigns, forever, the said parties of the first part

hereby covenanting that they are lawfully seized of an indefeasible estate in fee in the premises hereto 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 to the said premises unto the said part 100 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 part 100 of the first part have hereunto set their hand, seal and seal, the day and year first above written.

Signed, Sealed and Delivered in Presence of Us:

Frank Breckenridge (SEAL)

Cornelia Breckenridge (SEAL)

(SEAL)

(SEAL)

STATE OF MISSOURI, } ss.  
County of JEFFERSON

On this 22nd day of March, 1937

before me personally appeared Frank Breckenridge  
and Cornelia Breckenridge his wife.

to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in De Soto, Missouri the day and year first above written.

My term of office as Notary Public will expire 8 March 31st 1940  
(SEAL)

Eugene C. Edgar  
Notary Public

STATE OF MISSOURI, } ss.  
County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 1937

before me personally appeared \_\_\_\_\_

person \_\_\_\_\_ described in and who executed the foregoing instrument, and acknowledged that \_\_\_\_\_ executed the same as \_\_\_\_\_ free act and deed.

And the said \_\_\_\_\_ further declared \_\_\_\_\_ to be single and unmarried.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in \_\_\_\_\_ the day and year first above written.

My term of office as a Notary Public will expire \_\_\_\_\_ 19  

The foregoing Deed was Filed for Record in this office on the 17th day of April, A. D. 1937, at 8 o'clock 50 minutes A.M.

By \_\_\_\_\_ Deputy, Floyd Wilson Recorder.

Remarks: \_\_\_\_\_

This Indenture, Made on the 28th day of July A. D. One Thousand Nine Hundred and forty-one by and between FRANK BRECKENRIDGE AND CORNELIA BRECKENRIDGE, HIS WIFE, of the County of Jefferson State of Missouri parties of the First Part, and ALBERT G. ABREU AND ELSIE BRANDT ABREU, HIS WIFE, of the County of Jefferson State of Missouri parties of the Second Part.

WITNESSETH, That the said parties of the First Part, in consideration of the sum of ONE HUNDRED FIFTY - - - - - 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 Jefferson and State of Missouri, to-wit:

Beginning at the North-east corner of a tract of land heretofore deeded to grantees by grantors described as follows: "All of the South-west corner of the South-west quarter of the South-west quarter of Section Twenty-two (22) Township Forty (40) Range Three (3) East, en being described as follows: Beginning 15 feet East of the South-west corner of Section Twenty-two (22); thence North parallel to the West line of said Section Twenty-two (22) a distance of 640 feet to the South line of the County Road; thence East along the South line of County Road 409 feet; thence South 640 feet to the South line of Section Twenty-two (22); thence West along the Section line 409 feet to the place of beginning, and containing in all Six acres;" thence east 204.2 feet; thence South, parallel with the East line of the above tract, 640 feet; thence West 204.2 feet to the South-east corner of the above described tract; thence North along the East line of the above described tract 640 feet to the place of beginning.

\$ .55 Revenue Stamps Canceled.

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 the said parties of the Second Part, and unto their heirs and assigns, forever; the said first parties

hereby covenanting that they are lawfully seized of an indefeasible Estate in Fee in the premises herin 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 to the 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 and seal, the day and year first above written.

Frank Breckenridge (SEAL)  
Cornelia Breckenridge (SEAL)

STATE OF MISSOURI, } ss. MISSOURI ACKNOWLEDGMENT - MAN AND WIFE  
COUNTY OF Jefferson } On this 28th day of July, 1941  
before me personally appeared Frank Breckenridge  
and Cornelia Breckenridge, his wife,  
to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.  
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in De Soto, Missouri the day and year first above written.  
My term expires April 2nd, 1944 Eugene C. Edgar  
(SEAL) Notary Public in and for said County and State

STATE OF MISSOURI, } ss.  
before me personally appeared \_\_\_\_\_  
person described in and who executed the foregoing instrument, and acknowledged that \_\_\_\_\_ executed the same as \_\_\_\_\_ free act and deed.  
And the said \_\_\_\_\_ further declare \_\_\_\_\_ to be single and unmarried.  
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in \_\_\_\_\_ the day and year first above written.  
My term \_\_\_\_\_

The foregoing Deed was Filed for Record in this office on the 23rd day of October A. D. 1941 at 8 o'clock 25 minutes A. M.  
By \_\_\_\_\_ Deputy. FLOYD WILSON Recorder.

Remarks: \_\_\_\_\_