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Pages: 3

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Judy K Ridgeway
Recorder of Deeds

SK

MISSOURI GENERAL WARRANTY DEED

June 23, 2025, by and between **Charleston Place Development Company L.P.**, a Missouri limited partnership, whose mailing address is 2618 Schellridge Rd., Jefferson City, MO 65109 ("Grantor") and **JJR Development, LLC**, a Missouri limited liability company, whose mailing address is 2301 Chapel Plaza Ct., Suite 1, Columbia, MO 65203 ("Grantee").

WHEREAS, Grantor, for and in consideration of the sum of Ten Thousand Dollars (\$10,000.00) and other valuable consideration paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, convey and confirm unto Grantee, Grantee's heirs and assigns, the following described lots, tracts, and parcels of land situated in the County of Boone and State of Missouri, to wit:

Part of the Northwest Quarter of the Southeast Quarter and part of the Southwest Quarter of the Southeast Quarter of Section 5, Township 44 North, Range 12 West, Cole County, Missouri, more particularly described as follows:

Beginning at the northwest corner of the Northwest Quarter of the Southeast Quarter of said Section 5; thence N84°40'02"E, along the Quarter Section Line, 625.00 feet to the boundary of Charleston Place - Section 2 as per plat of record in Plat Book 11, page 847, Cole County Recorder's Office; thence along the boundary of said Charleston Place - Section 2 the following courses: S12°27'51"W, 378.09 feet; thence N84°04'30"E, 290.23 feet; thence S83°13'20"E, 69.12 feet to the northwesterly corner of Charleston Place - Section 3 as per plat of record in Plat Book 12, page 297, Cole County Recorder's Office; thence leaving the boundary of said Charleston Place - Section 3, S0°17'48"W, along the westerly boundary of said Section 3, 350.55 feet; thence S29°52'04"W, along the westerly boundary of said Section 3, 818.77 feet to the southwesterly corner of said Section 3, being a point on the boundary of Kuebbler Subdivision as per plat of record in Plat Book 12, page 152, Cole County Recorder's Office; thence N57°36'00"W, along the northerly line of said Kuebbler Subdivision, 65.56 feet to the most northerly corner thereof being the northeasterly corner of a tract of land described by deed of record in Book 521, page 323, Cole County Recorder's Office; thence N79°12'11"W, along the northerly line of said tract, 335.33 feet to the northwesterly corner thereof; thence S3°39'22"E, along the westerly line of said tract, 350.00 feet to the northerly right-

of-way line of Rainbow Drive as described in Book 349, Page 23, Cole County Recorder's Office; thence northwesterly along the northerly line of said right-of-way, on a curve to the left, having a radius of 958.27 feet, an arc length of 69.71 feet (the chord being N63°04'49"W, 69.69 feet) to the Quarter Section Line; thence N3°39'22"W, along said Quarter Section Line, 1593.25 feet to the point of beginning.

Containing 21.77 acres.

ALSO, all of Lot 63 of Charleston Place - Section Three as per plat of record in Plat Book 12, page 297, Cole County Recorder's Office.

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

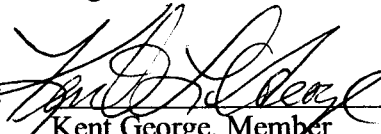
TO HAVE AND TO HOLD, the aforesaid premises with all singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto Grantee and unto Grantee's heirs and assigns forever; the Grantor hereby covenanting that Grantor is lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that Grantor has good right to convey the same; that 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 tax assessments, general and special, not now due and payable, and that Grantor will warrant and defend the title to 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, Grantor has hereunto executed this instrument as of the day and year set forth in their acknowledgement.

GRANTOR:

Charleston Place Development Company L.P.

By: 
Roger Cameron, Member

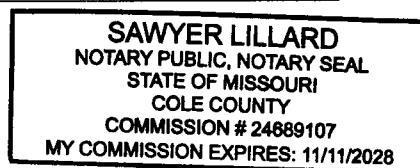
By: 
Kent George, Member

STATE OF MISSOURI)
COUNTY OF Cole) ss.

On this 23rd day of June, 2025, before me, the undersigned notary public, personally appeared **Roger Cameron**, known to me, who, being by me sworn, did say that he is a member of **Charleston Place Development Company, L.P.**, a Missouri limited partnership, and acknowledged that he executed said instrument on behalf of the limited partnership for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal as of the day and year first above written.

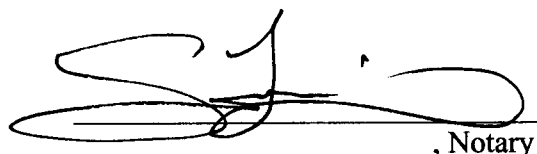

_____, Notary Public



STATE OF MISSOURI)
COUNTY OF Cole) ss.

On this 23rd day of June, 2025, before me, the undersigned notary public, personally appeared **Kent George**, known to me, who, being by me sworn, did say that he is a member of **Charleston Place Development Company, L.P.**, a Missouri limited partnership, and acknowledged that he executed said instrument on behalf of the limited partnership for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal as of the day and year first above written.


_____, Notary Public

