

# QUIT-CLAIM DEED

THIS INDENTURE, Made on the \_\_\_ day of September, 1996, by and between VERNON KOCH & LYNDIA KOCH, his wife, JACK N. STONESTREET & JANICE STONESTREET, his wife, and PHILLIP R. STONESTREET & JANICE STONESTREET, his wife, of Kenosha County, Washington, parties of the first part, and MATTHEW WOODS & EARLENE J. WOODS, his wife, of the County of Barry in the State of Missouri, parties of the second part, whose mailing address is Route 2, Box 2029, Shell Knob, Missouri 65747.

## WITNESSETH:

That the said parties of the first part, for and in consideration of the sum of Ten dollars and other good and valuable considerations-----DOLLARS to them paid by the said parties of the second part, the receipt of which is hereby acknowledged, do by these presents, Remise, Release and forever Quit-Claim unto the said parties of the second part, the following described Lots, Tracts or Parcels of land lying, being and situate in the County of Barry and State of Missouri, to-wit:

Commencing at the North corner of Lot 27, Five Coves Subdivision, thence North 34 degrees 00 minutes West 22 feet, thence Southwesterly along the South boundary of the public road 162 feet, thence South 34 degrees 00 minutes East 210.6 feet, thence North 60 degrees East 49.33 feet, thence North to point of beginning.

TO HAVE AND TO HOLD the same with all the rights, immunities, privileges and appurtenances thereto belonging, unto the said parties of the second part, their heirs and assigns forever so that neither the said parties of the first part nor their heirs nor any other person or persons for them or in their name or behalf shall or will hereafter claim or demand any right or title to the aforesaid premises or any part thereof; but they and every one of them shall be, by these presents, excluded and forever barred.

In Witness Whereof, We have hereunto set hands and seals, this the \_\_\_ day of September, A.D. 1996.

*Vernon Koch* (SEAL)  
VERNON KOCH  
*Lyndia A. Koch* (SEAL)  
LYNDIA KOCH  
*Jack N. Stonestreet* (SEAL)  
JACK N. STONESTREET  
*Janice Stonestreet* (SEAL)  
JANICE STONESTREET  
*Phillip R. Stonestreet* (SEAL)  
PHILLIP R. STONESTREET  
*Janice Stonestreet* (SEAL)  
JANICE STONESTREET

STATE OF MISSOURI  
COUNTY OF BARRY  
Filed for record 19 day of November 96  
at 8 o'clock 46 minutes 45 and  
duly recorded in book 96 at page 7461  
Witness my hand and official seal this day and  
year above written.  
*Nancy Bea Hargrave* LUCY SANDERS, Recorder  
Deputy

\$21.00 pd

*Wayne Bellian*  
PER 2 - BOX 2088  
Shell Knob, MO  
65747

STATE OF UTS.

County of Franklin } ss. On this 1 day of September, 1996, before me personally appeared VERNON KOCH & L. NDA KOCH, 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 \_\_\_\_\_, the day and year first above written.

My commission as Notary Public will expire 5/24/2000, 19\_\_

Sally J. Yardley  
Notary Public

STATE OF Utah

County of Utah } ss. On this 12 day of September, 1996, before me personally appeared JACK N. STONESTREET & JANICE STONESTREET, 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 Salt Lake City, the day and year first above written.

My commission as Notary Public will expire 2/16/1998, 19\_\_

Sally J. Yardley  
Notary Public

STATE OF KANSAS

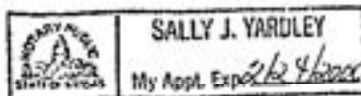
County of Johnson } ss. On this 4 day of September, 1996, before me personally appeared PHILLIP R. STONESTREET and JANICE STONESTREET, his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal at my office in Overland Park, Mo., the day and year first above written.

My commission as Notary Public will expire 2-24-1999, 19\_\_

Sally J. Yardley  
Notary Public

Prepared by Ellis, Ellis and Cuppe





Doc ID: 002639920003 Type: WTY  
Recorded: 04/13/2015 at 11:07:53 AM  
Fee Amt: \$30.00 Page 1 of 3  
Barry County, Recorder  
Craig Williams Recorder

BK 15 PG 1515

3000-  
Checkoff at  
Paul's

### GENERAL WARRANTY DEED

**THIS DEED**, made and entered into this **8th day of April, 2015**, by and between Matthew Woods and Earline J. Woods, husband and wife, of the County of Barry, State of MISSOURI, parties of the first part and **Grantors**, and Matthew Woods and Earline J. Woods, Co-Trustees of the Matthew Woods and Earline J. Woods Revocable Trust U/T/A dated April 8, 2015, of the County of Barry, State of MISSOURI, parties of the second part and **Grantee**. **The mailing address of the grantee is 25285 Farm Road 2236, Shell Knob, MO 65747.**

**WITNESSETH**, that the said parties of the first part, for and in consideration of the sum of One Dollar and other valuable considerations 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, the following described real estate, situated in the County of Barry and State of Missouri, to-wit:

**ALL OF LOTS 26 AND 27, IN FIVE COVES, A SUBDIVISION IN BARRY COUNTY, MISSOURI, AND A PORTION OF LOT 28, IN SAID FIVE COVES, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHERN MOST CORNER OF LOT 28, IN SAID FIVE COVES, THENCE SOUTH 29 DEGREES 33 MINUTES 50 SECONDS EAST, A DISTANCE OF 24.89 FEET TO THE NORTHWEST CORNER OF LOT 25, IN SAID FIVE COVES. THENCE SOUTH 58 DEGREES 36**

MINUTES 36 SECONDS WEST, A DISTANCE OF 15.79 FEET. THENCE NORTH 02 DEGREES 18 MINUTES 02 SECONDS EAST, ALONG THE WEST LINE OF SAID FIVE COVES, A DISTANCE OF 29.90 FEET TO THE POINT OF BEGINNING. ALSO A PORTION OF LAND ABUTTING AND ADJACENT TO THE WEST OF SAID LOTS 26 AND 27, IN SAID FIVE COVES, BEGINNING AT THE NORTHERN MOST CORNER OF LOT 27, IN SAID FIVE COVES, THENCE SOUTH 02 DEGREES 18 MINUTES 02 SECONDS WEST, ALONG THE WEST LINE, IN SAID FIVE COVES, A DISTANCE OF 222.13 FEET. THENCE SOUTH 58 DEGREES 36 MINUTES 36 SECONDS WEST, A DISTANCE OF 68.60 FEET THENCE NORTH 23 DEGREES 55 MINUTES 21 SECONDS WEST, A DISTANCE OF 231.33 FEET, THENCE NORTH 68 DEGREES 00 MINUTES 19 SECONDS EAST, A DISTANCE OF 147.21 FEET FOR A POINT OF CURVATURE TO THE RIGHT. THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 82 DEGREES 49 MINUTES 36 SECONDS, A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 28.91 FEET, A CHORD BEARING OF SOUTH 70 DEGREES 34 MINUTES 58 SECONDS EAST, A DISTANCE OF 26.46 FEET TO THE POINT OF BEGINNING. ALL IN BARRY COUNTY, MISSOURI.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said parties of the second part, and to the successors and assigns of such parties.

The said parties of the first part hereby covenanting that said parties and the heirs, executors, and administrators of such parties, shall and will WARRANT AND DEFEND the title to the premises unto the said parties of the second part, and to the successors and assigns of such parties forever, against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 2015 and thereafter, and special taxes becoming a lien after the date of this deed and all liens, easements, reservations, and encumbrances of record.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands  
the day and year first above written.

Matthew Woods  
Matthew Woods

Earline J. Woods  
Earline J. Woods

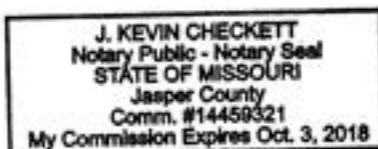
STATE OF MISSOURI     )  
                                      : ss.  
County of Jasper         )

On this 8th day of April, 2015, before me personally appeared Matthew Woods and Earline J. Woods, husband and 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 in the County and State aforesaid, the day and year first above written.

My commission expires:  
October 3, 2018

JKC  
J. Kevin Checkett, Notary Public



RETURN TO:

CHECKETT & PAULY, P.C.  
P. O. Box 409  
Carthage, MO 64836

## QUIT-CLAIM DEED

THIS INDENTURE, made on the 5<sup>th</sup> day of September, 1998, by and between Chris Vandervort and Lee Ann Vandervort, husband and wife, of the County of Sedgwick, State of Kansas, parties of the first part, and Matthew Woods and Earlene Woods, husband and wife, of the County of , State of Missouri, parties of the second part. Mailing address of said first named grantee is: HCR-2, Box 2089, Shell Knob, MO 65747.

WITNESSETH, that the parties of the first part, in consideration of the sum of Ten Dollars and Other Valuable Consideration, to them paid by the said party or parties of the second part (the receipt of which is hereby acknowledged), do by these presents REMISE, RELEASE and FOREVER QUIT CLAIM unto the party or parties of the second part, the following described lots, tracts or parcels of land, lying, being and situate in the County of Barry and State of Missouri, to-wit:

BEGINNING AT THE NORTHERN MOST CORNER OF LOT 28, IN FIVE COVES SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF. THENCE SOUTH 29 DEGREES 33 MINUTES 50 SECONDS EAST, A DISTANCE OF 24.89 FEET TO THE NORTHWEST CORNER OF LOT 25, IN SAID FIVE COVES. THENCE SOUTH 58 DEGREES 36 MINUTES 36 SECONDS WEST, A DISTANCE OF 15.79 FEET. THENCE NORTH 02 DEGREES 18 MINUTES 02 SECONDS EAST, ALONG THE WEST LINE OF SAID FIVE COVES, A DISTANCE OF 29.90 FEET TO THE POINT OF BEGINNING. CONTAINING 0.005 ACRES MORE OR LESS.

TO HAVE AND TO HOLD THE SAME, with all the rights, immunities, privileges and appurtenances thereto belonging unto the said party or parties of the second part and unto their heirs and assigns forever; so that neither the said party or parties of the first part nor their heirs nor any other person or persons for them or in their name or behalf, shall or will hereinafter claim or demand any right or title to the aforesaid premises or any part thereof; but they and each of them shall, by these presents, be excluded and forever barred.

Wayne Williams  
P O Box 676  
Shell Knob, MO  
65747

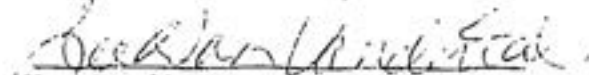
\$21.00 pd

65747



IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hand or hands and seal the day and year above written.

  
Chris Vandervort

  
Lee Ann Vandervort

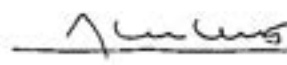
STATE OF Missouri )  
: SS.  
County of Jasper )

On this 5 day of September 1998, before me, a Notary Public, personally appeared Chris Vandervort and Lee Ann Vandervort, husband and 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 Shell Knob the day and year last above written.



My term expires  
J KEVIN CHEEK  
NOTARY PUBLIC - STATE OF MISSOURI  
JASPER COUNTY  
MY COMMISSION EXPIRES SEPT 14, 1998

  
Notary Public

IN THE RECORDER'S OFFICE

STATE OF MISSOURI )  
: SS.  
County of Barry )

I, Dick Sanders, Recorder of said County, do hereby certify that the within instrument of writing was, at 8 o'clock and - minutes AM., on the 1 day of Oct A.D., 1998, duly filed for record in my office, and is recorded in the records of this office, in Book 98, at Page 7165.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Cassville MO this 1 day of Oct A.D., 1998.

(Seal)

  
Recorder  
by Shirley Cartwell, Deputy

## MISSOURI BENEFICIARY DEED

THIS BENEFICIARY DEED, made this 9th day of February, 1999, wherein Matthew Woods and Earline J. Woods, husband and wife ("Grantors"), of the County of Barry, State of Missouri, as a gift and without consideration, do by these presents GRANT AND ASSIGN, CONVEY AND CONFIRM unto Marty E. Woods and Jackie M. Woods and their lineal descendants per stirpes ("Grantee" "Beneficiaries"), in equal shares as tenants in common, the following described real estate, situated in the County of Barry, State of Missouri, to-wit:

ALL OF LOTS 26 AND 27, IN FIVE COVES, A SUBDIVISION IN BARRY COUNTY, MISSOURI, AND A PORTION OF LOT 28, IN SAID FIVE COVES, MORE PARTICULARLY DESCRIBED AS FOLLOWS. BEGINNING AT THE NORTHERN MOST CORNER OF LOT 28, IN SAID FIVE COVES, THENCE SOUTH 29 DEGREES 33 MINUTES 50 SECONDS EAST, A DISTANCE OF 24.89 FEET TO THE NORTHWEST CORNER OF LOT 25, IN SAID FIVE COVES. THENCE SOUTH 58 DEGREES 36 MINUTES 36 SECONDS WEST, A DISTANCE OF 15.79 FEET. THENCE NORTH 02 DEGREES 18 MINUTES 02 SECONDS EAST, ALONG THE WEST LINE OF SAID FIVE COVES, A DISTANCE OF 29.90 FEET TO THE POINT OF BEGINNING. ALSO A PORTION OF LAND ABUTTING AND ADJACENT TO THE WEST OF SAID LOTS 26 AND 27, IN SAID FIVE COVES, BEGINNING AT THE NORTHERN MOST CORNER OF LOT 27, IN SAID FIVE COVES, THENCE SOUTH 02 DEGREES 18 MINUTES 02 SECONDS WEST, ALONG THE WEST LINE, IN SAID FIVE COVES, A DISTANCE OF 222.13 FEET. THENCE SOUTH 58 DEGREES 36 MINUTES 36 SECONDS WEST, A DISTANCE OF 68.60 FEET, THENCE NORTH 23 DEGREES 55 MINUTES 21 SECONDS WEST, A DISTANCE OF 231.33 FEET, THENCE NORTH 68 DEGREES 00 MINUTES 19 SECONDS EAST, A DISTANCE OF 147.21 FEET FOR A POINT OF CURVATURE TO THE RIGHT. THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 82 DEGREES 49 MINUTES 36 SECONDS, A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 28.91 FEET, A CHORD BEARING OF SOUTH 70 DEGREES 34 MINUTES 58 SECONDS EAST, A DISTANCE OF 26.46 FEET TO THE POINT OF BEGINNING. ALL IN BARRY COUNTY, MISSOURI. CONTAINING 0.87 ACRES +/-.

TO HAVE AND TO HOLD the same together with all rights and appurtenances to the same belonging unto the said Grantee Beneficiaries and their heirs and assigns forever, excepting, however, general and special real estate taxes, record restrictions, notes secured by Deed of Trust or mortgage and all other taxes, liens and encumbrances to which the real estate is subject at the death of the last to die of both Grantors.

21.00 pd  
mail Grantor



980A

THIS BENEFICIARY DEED is executed pursuant to Section 461.025, RSMo. Supplement (1989). It is not effective to convey title to the above described real estate until the death of the last to die of both Grantors who are tenants by the entirety. This deed will not become effective unless recorded before the death of the last to die of both Grantors who are tenants by the entirety, and it is subject to revocation and change in the manner provided by law.

The mailing address of one Grantee, as required by Section 59.330 RSMo. (1986) is: Rt. 2, Box 2089, Shell Knob, MO 65747.

IN WITNESS WHEREOF, Grantors execute this Beneficiary Deed on the day and year first above written.

Matthew Woods  
Matthew Woods, GRANTOR

Earline J. Woods  
Earline J. Woods, GRANTOR

STATE OF MISSOURI     )  
                                      :SS  
County of Jasper         )

On this 9th day of February, 1999, before me personally appeared Matthew Woods and Earline J. Woods, husband and wife, known to me to be the persons described in and who executed the foregoing Beneficiary Deed as Grantors, and acknowledged to me that they executed the same as their voluntary, free act and deed for the purposes therein stated.

IN TESTIMONY WHEREOF, I set my hand and affix my official seal in the County and State aforesaid on the day and year above written.

My Commission expires:  
September 27, 2002

J. Kevin Checkett  
J. Kevin Checkett, Notary Public

RETURN TO:  
CHECKETT & PAULY, P.C.  
517 South Main Street  
P. O. Box 409  
Carthage, MO 64836  
(417) 358-4049

9 10 55 February 1999  
99 980

By Nancy Z. Stanford