

Boone County, Missouri

Unofficial Document

Warranty Deed

Filed for record on April 7 1976 at 2:35 o'clock P. M. in Boone County, Mo.
 Document No. 2818 recorded in Book 430 page 938. BETTY SAUNDERS, Recorder of Deeds.

THIS DEED, Made and entered into this 30th day of March A.D. One Thousand Nine Hundred and six
 by and between Billy R. Perkins and Beverly Dingman Perkins, husband and wife, and Ralph Dingman and Opal Dingman, husband and wife,
 of Boone County, State of Missouri party or parties of the first part, and
Billy R. Perkins and Beverly Dingman Perkins, husband and wife,
 (Grantor's mailing address is: Route #1 on WW, Columbia,

of Boone County, State of Missouri party or parties of the second part:
 WITNESSETH That the said party or parties of the First Part, for and in consideration of the sum of ten dollars and other 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 Boone, in the State of Missouri to-wit:

All our right, title and interest in and to a subdivision known and described as Perkins and Dingman Subdivision, a subdivision in Boone County, Missouri, recorded in Plat Book 11 at Page 116 of the Boone County Records, EXCEPT Lot Number One (1) thereof.

This property is conveyed subject to the restrictions hereby created as follows: Not more than one (1) single family dwelling or residence shall be erected on each lot of said subdivision as herein conveyed and each structure shall contain not less than one thousand two hundred fifty (1,250) square feet of enclosed living area, exclusive of porches and garages. No single or double-wide mobile home or modular home shall be located on said property.

TO HAVE AND TO HOLD the same together with all the rights, immunities, privileges and appurtenances to the same belonging unto the said party or parties of the Second Part, and to their heirs and assigns forever; the said party or parties of the first part hereby covenanting that said party or parties and the heirs, executors, and administrators of such party or parties shall and will warrant and defend the title to the premises unto the said party or parties of the Second Part, and to their heirs and assigns of such party or parties forever, against the lawful claims of all persons whomsoever, except taxes falling due and payable in the year 1976 and thereafter.

IN WITNESS WHEREOF, the said party or parties of the First Part has or have hereunto set their hand or hands the day and year first above written.
 WITNESS
Billy R. Perkins
Beverly Dingman Perkins
Ralph Dingman
Opal Dingman

STATE OF MISSOURI }
 County of Boone }
 before me personally appeared Billy R. Perkins
 and Beverly Dingman Perkins, husband and wife,
 to me known to be the person or 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 Columbia the day and year first above written.
 My term expires September 24 1979
R. Jean Burton Notary Public

STATE OF MISSOURI }
 County of Boone }
 before me personally appeared Ralph Dingman
 and Opal Dingman, husband and wife,
 to me known to be the person or 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 Columbia the day and year first above written.
 My term expires September 24 1979
R. Jean Burton Notary Public

STATE OF MISSOURI }
 County of Boone }
 I, Recorder of said county, do hereby certify that the within instrument of writing was, at 2 o'clock 35 minutes P. M. on the 7 day of April A.D. 19 76 duly filed for record in this office, and has been recorded in Book 430, Page 938.
 IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Columbia, Missouri, on the day and year above said.
 Betty Saunders Recorder
 by Aileen Fitzgerald, Deputy