

Missouri Warranty Deed

I 772 PAGE 807

This Instrument, Made on the Nineteenth day of July A.D. One

Thousand Nine Hundred and Seventy-seven by and between Thomas H. Shaw and Helen L. Shaw, husband and wife AND Lewis Wayne Brangarth and Juanita Kay Brangarth, husband and wife

of the County of Jackson State of Missouri parties of the first part, and

Frank DiMaggio and Nina DiMaggio, husband and wife

of the County of Jackson State of Missouri parties of the second part

(Mailing address of said first named grantee is 111 S. Linn, Kansas City, Mo. 64124)

WITNESSETH: THAT THE SAID PARTIES OF THE FIRST PART, in consideration of the sum of One Dollar and other valuable considerations-----DOLLARS

to them paid by 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 Jackson and State of Missouri, to-wit:

All of Lot 298, Country Club Gardens, a subdivision of land in the city of Blue Springs, Jackson County, Missouri, according to the recorded plat thereof, and subject to the restriction that only one building shall be erected or placed upon said lot, and such building shall never be used or occupied for any purpose except for that of single family private residence exclusively. This restriction shall attach to and run with the land and all titles to, and interests in, the same and shall be binding upon each and every owner and occupant of the same forever. To insure the observance of this restriction of the party of the first part, and any owner or occupant of any of the lots 289, 290, 291, 292, 293, 295, 296, 297, 298, 299, 300, or 301, shall each have the right to prevent the breach thereof by an injunction, mandatory or other, and to recover whatever damages may have been suffered from any such breach.

02-2221

Lot 298

TO HAVE AND TO HOLD The premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said parties of the second part and unto their heirs and assigns forever; the said parties of the first part hereby covenanting that they are lawfully seised of an indefeasible estate in fee of the premises herein conveyed; that they have good right to convey the same; that the said premises are free and clear from any incumbrance 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 whatsoever, and all 1977 taxes are to be pro-rated and all future taxes are to be paid by the party of the second part.

IN WITNESS WHEREOF, The said party of the first part hereunto set hand and seal the day and year above written.

Thomas A. Mad (SEAL)
Helen L. Shaw (SEAL)
Lewis Wayne Brangarth (SEAL)
Juanita Kay Brangarth (SEAL)

STATE OF MISSOURI
JACKSON COUNTY 33
CERTIFICATE RECEIVED

1977 JUL 26 AM 10 25 .1

RECORDED BY STEVEN A. CLARKE DIRECTOR OF RECORDS

D. Wilson

100
700
800