

GENERAL WARRANTY DEED

THIS DEED, made and entered into this 9th day of June, 1998, by and between

LARRY W. BENTON and CECILIA A. BENTON, husband and wife

parties of the first part, of Boone County, Missouri, grantors, and

SHALIMAR GARDENS HOMEOWNERS' ASSOCIATION, a Missouri not-for-profit corporation

party of the second part, of Boone County, State of Missouri, grantee. Grantee's mailing address is: 5175 Highway 763 North, Columbia, MO 65202.

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 party 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 party of the second part the following described Real Estate, situated in the County of Boone and State of Missouri, to-wit:

A tract of land located in the Northeast 1/4 of Section 25, Township 49 North, Range 13 West, Boone County, Missouri, being part of Tract A2 of the Survey recorded in Book 396, Page 374, Records of Boone County, and being more particularly described as follows:

Beginning at the southwest corner of Lot 32, Shalimar Gardens Block I; thence S89°28'00"W, 105.00 feet to the east line of the tract described by the Warranty Deed recorded in Book 638, Page 914; thence with the lines of said Warranty Deed, N0°32'00"W, 30.00 feet; thence S89°28'00"W, 75.00 feet; thence S0°32'00"E, 4.58 feet; thence leaving the lines of said Warranty Deed, N62°32'00"W, 75.86 feet; thence N2°32'00"W, 100.00 feet; thence N25°28'00"E, 17.90 feet; thence S72°35'00"E, 33.01 feet; thence N30°48'35"E, 215.87 feet to the southeast corner of Lot 98, Shalimar Gardens Block IV; thence with the lines of Shalimar Gardens Block IV and Block I with the following bearings and distances: N17°25'00"E, 95.00 feet; thence N5°25'00"W, 103.08 feet; thence N34°38'20"E, 129.71 feet; thence S11°27'10"E, 173.60 feet; thence S44°29'00"E, 167.00 feet; thence along a 124.25-foot radius non-tangent curve to the left, 56.24 feet, said curve has a chord S32°33'00"W, 55.76 feet; thence S19°35'05"W, 333.29 feet to the point of beginning and containing 2.78 acres.

Subject to easements and restrictions of record.

TO HAVE AND TO HOLD THE SAME, together with all rights, immunities, privileges and appurtenances to the same belonging, unto the said party of the second part forever, the said parties of the first part covenanting that said parties and the heirs, personal representatives and assigns of such parties shall and will WARRANT AND DEFEND the title to the premises unto the said party of the second part, and to the heirs and assigns of such party forever, against the lawful claims of all persons whomsoever, excepting however, the general taxes for the calendar year

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Boone County, Missouri
Unofficial Document

1998 and thereafter, and special taxes becoming a lien after the date of this deed.

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

Larry W. Benton
LARRY W. BENTON

Cecilia A. Benton
CECILIA A. BENTON

STATE OF MISSOURI)
) SS.
COUNTY OF BOONE)

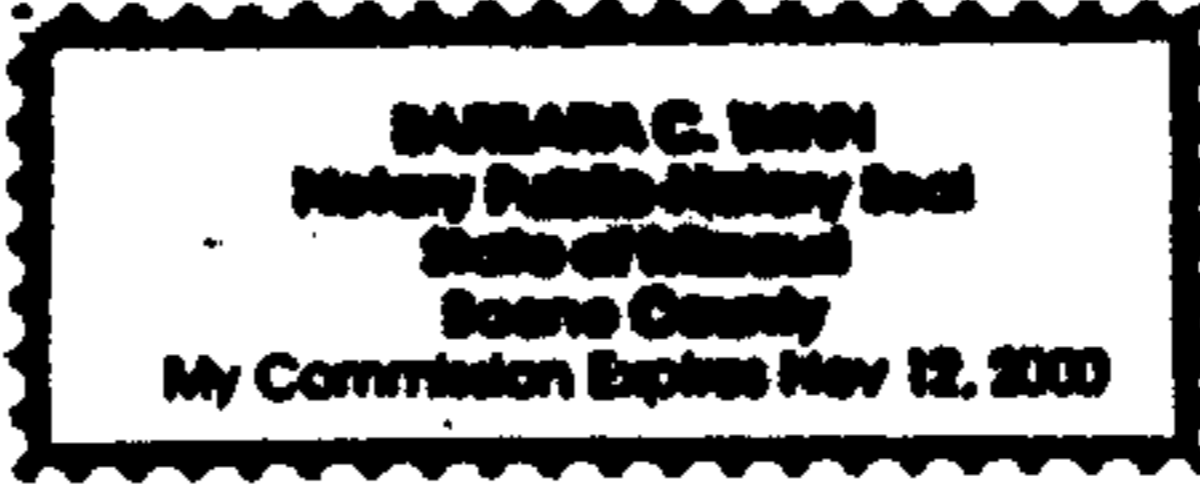
On this 9th day of JUNE, 1998, before me personally appeared LARRY W. BENTON and CECILIA A. BENTON, husband and wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

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

Barbara C. Ucker
Notary Public

My commission expires:

11/12/2000



STATE OF MISSOURI)
COUNTY OF BOONE) SS.

Document No. 15710

I, the undersigned Recorder of Deeds for said county and state do hereby certify that the foregoing instrument of writing was filed for record in my office on the 12th day of June, 1998 at 4 o'clock and 45:45 minutes PM and is truly recorded in Book 1423 Page 729.

Witness my hand and official seal on the day and year aforesaid.

BETTIE JOHNSON, RECORDER OF DEEDS

by Linda Schaper deputy

