

ATTENTION DOCUMENT PREPARERS

In preparation for January 1, 2002, all document preparers are encouraged to reformat and modify documents in accordance with revised Chapter 59, Revised Statutes of Missouri. Particular attention should be paid to documents which require the addition of Grantor/Grantee identification. Preparers should carefully consider the ability of a title searcher to find the document in appropriate instances within the land records index when making Grantor/Grantee identification in a document. The following list of documents is illustrative ,but by no means exhaustive, of the documents to which preparers should draw specific attention to the unique issues surrounding Grantor/Grantee identification:

1. Affidavit
2. Cover Sheet (Not required to use.)
3. Warranty Deeds
4. Quit Claim Deeds
5. Trustee's Deeds
6. Correction Deeds
7. Deeds of Trust
8. Deeds of Release
9. Durable Powers of Attorney
10. Assignments of Deed of Trust
11. Assignments of Lease
12. Easements
13. Restrictive Covenants
14. Trust Indentures
15. Memorandums of Contract
16. Memorandums of Lease
17. Memorandums of Trust
18. Affidavits prepared for recording
19. Rights of First Refusal Agreements
20. Notice of Lis Pendens
21. Subordination Agreements
22. Affidavit of Trustee's Notice
23. Affidavit of Publication
24. Request for Notice of Foreclosure
25. Appointment of Successor Trustee for Deed of Trust
26. Boundary Line Agreements
27. Tenants in Common Agreements
28. Party Wall Agreements

See next page for example of Affidavit showing Grantor/Grantees

(Space above for recording information)

AFFIDAVIT

STATE OF MISSOURI)
) SS
COUNTY OF BOONE)

Sherry A. Mariea, being duly sworn on the 13th day of September and states under oath:

- 1 I was well acquainted with **Norman J. Paperman (Grantor)** in his lifetime.
- 2 Norman J. Paperman dies in Key West, Boone County, Missouri on July 19, 2000.
- 3 Norman J. Paperman was married but once, and then to Jane J. Paperman.
- 4 Two children were born of the marriage: John J. Paperman, born May 31, 1972, and Jack J. Paperman, born May 13, 1974.
- 5 At the time of his death, Norman J. Paperman left surviving his Widow, **Jane J. Paperman (Grantee)**, his son **John J. Paperman (Grantee)**, and his son **Jack J. Paperman (Grantee)**, his only heirs at law and next of kin.

Sherry A. Mariea

Sworn to me, a Notary Public, this 13th day of September, 2001.

Notary Public

(Space above reserved for Recorder of Deeds certification)

Title of Document:

Date of Document:

Grantor(s):

Grantee(s):

Mailing Address(s):

Legal Description:

Reference Book and Page(s):

(If there is not sufficient space on this page for the information required, state the page reference where it is contained within the document.)

WARRANTY DEED

This Warranty Deed made and entered into this 11th day of October, 2001, by and between **Sally Smith**, a single person, of the County of Greene, State of Missouri, and **John Jones**, a single person, of the County of Greene, State of Missouri, hereinafter collectively referred to as “**Grantors**”, and **B & S Enterprises, LLC**, a Missouri limited liability company, of the County of Boone, State of Missouri, hereinafter referred as “**Grantee**”. The **mailing address** of the **Grantee** is 123 Main Street, Columbia, Missouri 65299.

WITNESSETH: The Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration paid to the Grantor, the receipt of which is hereby acknowledge, do by these presents Grant, Bargain, and Sell, Convey and Confirm unto the Grantee the following described lots, tracts or parcels of land lying, being and situated in the County of Boon and State of Missouri, to-wit:

All of Lot Twenty-three (23), Block “D”, SOUTHGATE TERRACE SUBDIVISION in the City of Springfield, Greene County, Missouri, according to the recorded plat thereof

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns FOREVER, the said Grantors hereby convenanting that they are lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that they have good right to convey the same; that the said premises are free and clear of any incumbrances done or suffered by them or those under whom they claimed title; and that they will warrant and defend the title to said premises unto the said grantee, and unto its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said Grantors has hereunto set their hand the day and year first above written.

GRANTORS:

Sally Smith

John Jones

STATE OF MISSOURI)
) ss.
COUNTY OF GREENE)

On this 11th day of October, 2001, before me personally appeared Sally Smith and John Jones, to me known to be the persons described in and who executed the within Warranty Deed, and acknowledged to me that they executed the same as their free act and deed and for the purposes therein stated.

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

Notary Public

My commission expires: _____

AFTER RECORDING RETURN TO:
Brian Smith
Attorney at Law
1000 Boonville
Springfield, MO 65802