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PAGES: 3

DEBORAH L ENGEMANN
RECORDER OF DEEDS
WARREN COUNTY, MO



UST File No. 2096019-14501

SPECIAL WARRANTY DEED

THIS DEED, made and entered into as of this 4th day of December, 2019, by and between **Emmaus Properties, LLC, a Missouri limited liability company**, existing under the laws of the State of Missouri, party(ies) of the first part/Grantor(s) whose mailing address is: 3731 Mueller Road Saint Charles, MO 63301 of the City/County of St. Charles State of Missouri and **Adam Hasenjaeger, a single person and Darrell E. Hasenjaeger and Linda Hasenjaeger, husband and wife, a Married Couple, as Tenants by the Entirety , all as joint tenants with right of survivorship**, party(ies) of the second part/Grantee(s) whose mailing address is: 12199 Hwy D Marthasville, MO 63357 of the City/County of Warren State of Missouri.

WITNESSETH, that the said party(ies) of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations paid by the said party(ies) of the second part, the receipt of which is hereby acknowledged, does or do by these presents BARGAIN AND SELL, CONVEY AND CONFIRM unto the said party(ies) of the second part, the following described Real Estate, situated in the **County of Warren** and State of **Missouri** , to wit:

See Exhibit A Attached

Subject to: deed restrictions, easements, rights of way of record, and zoning regulations.

Locator Number:

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said party(ies) of the second part, and to the heirs and assigns of such party(ies) forever.

The said party(ies) of the first part hereby covenanting that said party(ies) and the heirs, executors and administrators of such party(ies), shall and will WARRANT AND DEFEND the title to the premises unto the said party(ies) of the second part, and to the heirs and assigns of such party(ies) forever, against the lawful claims of all persons claiming by, through or under party(ies) of the first part but none other, excepting, however, the general taxes for the calendar year 2020 and thereafter, and special taxes becoming a lien after the date of this deed.

SPECIAL WARRANTY DEED (Continued)

IN WITNESS WHEREOF, the said party(ies) of the first part has or have caused these presents to be signed by its Authorized Representative.

Emmaus Properties, LLC, a Missouri limited liability company

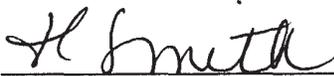


By: Cindy Clark, President of Emmaus Homes, Inc. its Authorized Representative

STATE OF MISSOURI)
) ss
COUNTY OF WARREN)

On this 4th day of December , 2019, before me personally appeared Cindy Clark, to me known, who, being by me duly sworn, did say that she is President of Emmaus Homes, Inc., its Authorized Representative of Emmaus Properties, LLC, a Missouri limited liability company, a limited liability company of the State of Missouri, and that the foregoing instrument was signed on behalf of said limited liability company by authority of its operating agreement; and said Cindy Clark acknowledged said instrument to be the free act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County/City and State aforesaid, the day and year first above written.



Notary Public

My term expires:



T. L. SMITH
My Commission Expires
August 23, 2022
Warren County
Commission #14429086

EXHIBIT "A"

Legal Description

File No. 2096019-14501

A tract of land being part of the Northwest Quarter of Section 23, Township 45 North, Range 1 West of the 5th P.M., Warren County, Missouri, to wit: Beginning at a found MLS monument at the Northwest corner of said Section 23; thence along the North line of said section S88°-18'-14"E 1373.30 ft. to a set iron rod in a stone pile at the Northeast corner of the Northwest Quarter of said Northwest Quarter; thence leaving said line S14°-21'-04"W 982.67 ft. to a set iron rod; thence parallel with the West line of said Section 23 S01°-46'-44"W 550.00 ft. to a set iron rod on the North right of way line of State Highway D; thence along said right of way line N86°-15'-44"W 14.54 ft. to a found right of way marker, thence N80°-12'-31"W 27.60 ft. to a found right of way marker, thence along a curve deflecting to the left having a radius of 985.40 ft., an arc length of 258.08 ft., a chord bearing of N87°-24'-36"W, and a chord distance of 233.51 ft. to a found right of way marker, thence S85°-02'-40"W 457.52 ft. to a found right of way marker, thence along a curve deflecting to the right having a radius of 925.40 ft., an arc length of 234.14 ft., a chord bearing of N87°-32'-07", and a chord distance of 233.51 ft. to a found right of way marker, thence N80°-29'-03"W 118.91 ft. to a found right of way marker, thence N74°-16'-57"W 49.05 ft. to a found right of way marker, thence N85°-59'-02"W 6.94 ft. to a set iron rod on said West section line; thence leaving said line along said section line N01°-46'-44"E 1521.89 ft. to the point of beginning, containing 43.00 acres.

All as shown on survey by BFA Engineering and Surveying recorded in the Warren County Records December 4, 2019 as Survey #418.

The Grantee agrees that it shall maintain the cemetery currently located on a portion of the Property conveyed by the Deed located generally in an area attached hereto ("Cemetery"). Grantee agrees:

1. The Cemetery shall be maintained in good condition and the lawn for the Cemetery area shall be mowed not less than one (1) every two weeks during the time period when grass is growing by Grantee.
2. Friends and family members of the individuals buried in the Cemetery shall have access to the Cemetery from time-to-time.
3. The Grantee shall permit additional individuals to be buried within the Cemetery as designated by the Grantor (and its successors) from time-to-time, at the expense of the families conducting the burial.
4. The Grantor and family members of the individuals buried within the Cemetery shall have the right to enforce the provisions contained within this Exhibit, including, but not limited to the ability to request specific performance in the Circuit Court for Warren County, Missouri. The Grantee and its successors, heirs and assigns as owner of the Property shall be bound to the provisions contained within this Deed and Exhibit.



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02/09/2026 09:17:53 AM

REC FEE 30.00

PAGES: 3

CHRISTY BONSTELL
RECORDER OF DEEDS
WARREN COUNTY, MO

QUIT CLAIM DEED

THIS DEED, made and entered into as of this 4th day of December, 2019, by and between **Darrell E. Hasenjaeger and Linda Hasenjaeger, a married couple** party(ies) of the first part/Grantor(s), whose mailing address is: 12199 State Highway D, Marthasville, Mo. 63357 of the City/County of Warren State of Missouri and **Adam Hasenjaeger and Samantha Hasenjaeger, a married couple, as joint tenant with right of survivorship** party(ies) of the second part/Grantee(s) whose mailing address is: Marthasville, MO 63357 of the City/County of Warren State of Missouri.

← 13295 State Highway D*

WITNESSETH, that the said party(ies) of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations paid by the said party(ies) of the second part, the receipt of which is hereby acknowledged, does or do by these presents REMISE, RELEASE AND FOREVER QUIT CLAIM unto the said party(ies) of the second part, the following described Real Estate, situated in the **County of Warren** and State of **Missouri**, to wit:

See Exhibit A Attached

Samantha Hasenjaeger join Adam Hasenjaeger in marriage on May, 17th 2025.

Subject to: deed restrictions, easements, rights of way of record, and zoning regulations.
Locator Number:

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said party(ies) of the second part, and to the heirs and assigns of such party(ies) forever.

So that neither the said party(ies) of the first part, nor their heirs, nor any other person or persons for them or in their names or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises, or any part thereof, but they and everyone of them shall, by these presents, be excluded and forever barred.

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File No. 2096019-14501

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