GENERAL WARRANTY DEED (Individual)

THIS DEED, Made and entered into this day of , 2017, by and between,

GRANTOR(S): Robert J. Hayes Etal 1221 Fairview Ave. St Louis MO 63130

County of St Louis , State of Missouri , party or parties of the first part,

Grantee(s): Wilson Hill Properties 1704 Chinkapin Dr. High Ridge, MO 63049

of the County of St. Louis, and State of Missouri, party or parties of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars and other valuable consideration paid by the said party or parties of the second part, the receipt of which is hereby acknowledged, does by these presents GRANT, BARGAIN, SELL, CONVEY AND CONFIRM unto the said party or parties of the second part, the following described Real Estate, situated in the County of St. Louis, and State of Missouri, to-wit:

17K630348 1221 Fairview Ave. St Louis MO 63130

Subject to all building lines, conditions, restrictions and easements of record, if any.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever. The said party of the first part hereby covenanting that it and its successors, shall and will WARRANT AND DEFEND the title to the premises unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 2014 and thereafter, and special taxes becoming a lien after the date of this deed.

Grantor		_	Grantor
		_	
State of)		
	} ss.		
County of	}		
		0015	
On this	day of	, 2017,	before me personally appeared

to me known to be the person(S) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed as party of the first part.

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

My term expires:

Notary Public