



CITY OF JACKSON
PLANNING & ZONING COMMISSION MEETING AGENDA

Wednesday, January 08, 2025 at 6:00 PM

City Hall, 101 Court Street, Jackson, Missouri

Regular Members

Bill Fadler
Tony Koeller
Michelle Weber
Tina Weber

Harry Dryer, Chairman

Eric Fraley, Alderman Assigned
Mike Seabaugh, Alderman Assigned
Steve Stroder, Alderman Assigned
Larry Miller, Staff Liaison

Regular Members

Angelia Thomas
Heather Harrison
Russ Wiley
Travis Niswonger

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. Approval of the November 13, 2024 minutes.

PUBLIC HEARINGS

OLD BUSINESS

NEW BUSINESS

2. Consider a request to approve a Land Exchange Certification for transferring .52 Acres from 965 Royce Drive to 933 Royce Drive and .58 Acres from 965 Royce Drive to 944 Royce Drive, as submitted by Jeff F. & Gina M. Derrick and Ronald N. & Cathrine L. Bone.

CONSIDER A MOTION TO ADD ITEMS TO THE AGENDA

ADJOURNMENT

This agenda was posted at City Hall on January 3, 2025, at 12:00 PM.

JOURNAL OF THE PLANNING & ZONING COMMISSION
CITY OF JACKSON, MISSOURI
WEDNESDAY, NOVEMBER 13, 2024, 6:00 P.M.
REGULAR MEETING
CITY HALL COUNCIL ROOM, 101 COURT STREET, JACKSON, MISSOURI

The Planning and Zoning Commission met in regular session, with Chairman Harry Dryer presiding. Commissioners Bill Fadler, Travis Niswonger, and Michelle Weber were present. Commissioner Tony Koeller was present via phone. Commissioner Russ Wiley, Heather Harrison, Tina Weber, and Angelia Thomas were absent. Building and Planning Manager Larry Miller was present as staff liaison. Assigned Alderman Mike Seabaugh, Eric Fraley, and Steve Stroder were present.

APPROVAL OF MINUTES

Approval of the October 9, 2024)
regular meeting minutes)

The minutes of the previous meeting were unanimously approved on a motion by Commissioner Bill Fadler, seconded by Commissioner Michelle Weber.

PUBLIC HEARINGS

None

OLD BUSINESS

Consider approval of a City of Jackson)
Comprehensive Plan)

Mr. Larry Miller asked if any changes were needed to the Comprehensive Plan presented at the last meeting. No other changes were requested.

Commissioner Bill Fadler motioned to approve the Comprehensive Plan as submitted. Commissioner Tony Koeller seconded the request, which was approved.

Vote: 5 ayes, 0 nays, 0 abstentions, 4 absent

NEW BUSINESS

None

ADDITIONAL ITEMS

No additional items)

ADJOURNMENT

Consider a motion to adjourn)

Commissioner Travis Niswonger motioned to adjourn, seconded by Commissioner Bill Flader, and unanimously approved.

Vote: 5 ayes, 0 nays, 0 abstentions, 4 absent

Respectfully submitted,



Tony Koeller
Planning and Zoning Commission Secretary

Attest:



Larry Miller
Building and Planning Manager

NOTE: ACTION (IF ANY) ON LAND EXCHANGE CERTIFICATIONS, COMPREHENSIVE PLAN, AND MAJOR STREET PLAN IS FINAL APPROVAL; ALL OTHER ACTION TAKEN BY THE PLANNING AND ZONING COMMISSION SERVES AS A RECOMMENDATION TO THE BOARD OF ALDERMEN AND NOT AS FINAL APPROVAL OF THE ITEMS CONSIDERED AT THIS MEETING

Staff Report

ACTION ITEM: Consider a request to approve a Land Exchange Certification for transferring .52 Acres from 965 Royce Drive to 933 Royce Drive and .58 Acres from 965 Royce Drive to 944 Royce Drive, as submitted by Jeff F. & Gina M. Derrick and Ronald N. & Cathrine L. Bone.

APPLICANT: Jeff F. & Gina M. Derrick and Ronald N. & Cathrine L. Bone.

APPLICANT STATUS: Jeff F. & Gina M. Derrick, owner of 933 Royce Drive – Ronald N. Catherine L. Bone, owner of 944 Royce Drive – Both parties are co-owners of 965 Royce Drive.

PURPOSE: Land Exchange Certification

SIZE: .52 and .58 Acres

PRESENT USES: Residential

PROPOSED USE: Residential

ZONING: R-2 Single Family

SURROUNDING LAND USE: North - R-2 Single Family, East – R-2 Single Family, South – R-2 Single Family, West – R-2 Single Family

HISTORY: N/A

TRANSPORTATION AND PARKING: All required street frontage and parking exist.

APPLICABLE REGULATIONS: Land Subdivision Regulations (Chapter 57)

2024 COMPREHENSIVE PLAN: Single-Family Residential

MAJOR STREET PLAN: Does not affect the major street plan

FLOODPLAIN INFORMATION: Not in a Flood Plain 29030144E Dated 9-11-2009.

PHYSICAL CHARACTERISTICS: Various Sizes

COMMENTS: N/A

ACTION REQUIRED: The commission shall approve or deny this request based on the Land Subdivision Regulations. The Board of Alderman requires no action.

LAND EXCHANGE CERTIFICATION APPLICATION FORM

City of Jackson, Missouri



DATE OF APPLICATION: November 27, 2024

ADDRESS OF GRANTING PROPERTY: 933 Royce Dr. & 944 Royce Dr.

ADDRESS OF RECEIVING PROPERTY: 933 Royce Dr.

GRANTING PROPERTY OWNERS (all legal property owners as listed on current deed, including trusts, LLCs, etc):

Property Owner Name(s): Jeff Derrick and Gina Michele Derrick & Ronald N. Bone and Cathrine L. Bone

Mailing Address: 933 Royce Dr. & 944 Royce Dr.

City, State ZIP: Jackson, MO 63755

RECEIVING PROPERTY OWNERS (all legal property owners as listed on current deed, including trusts, LLCs, etc):

Property Owner Name(s): Jeff Derrick and Gina Michele Derrick

Mailing Address: 933 Royce Dr.

City, State ZIP: Jackson, MO 63755

ENGINEER / SURVEYING COMPANY: Strickland Engineering

Engineer / Surveyor Contact: Rodney Amos

Mailing Address: 113 W. Main St., Suite 1

City, State ZIP: Jackson, MO 63755

Contact's Phone: 573-243-4080

CONTACT PERSON HANDLING APPLICATION:

Contact Name: Jeff Derrick

Mailing Address: 933 Royce Dr.

City, State ZIP: Jackson, MO 63755

Contact's Phone: 573-579-0032

Contact's Email Address (if used): _____

APPLICATION FOR (check one):

- ☐ Division of land into no more than four lots, all of which are 3 acres or greater in size
☐ Division of land for cemetery usage
☐ Lot line adjustment between adjoining lots
☒ Transfer to adjoining property to improve ingress or egress
☐ Combination or re-combination of previously platted lots. Total number of lots may not be increased and all resulting lots apply with the Land Subdivision Regulations

REASON FOR REQUEST (use additional pages if needed):

Adjusting line between properties to correct encroachments.

CURRENT ZONING: (circle all that apply)

- | | |
|---|--|
| <input type="checkbox"/> R-1 (Single-Family Residential) | <input type="checkbox"/> C-1 (Local Commercial) |
| <input checked="" type="checkbox"/> R-2 (Single-Family Residential) | <input type="checkbox"/> C-2 (General Commercial) |
| <input type="checkbox"/> R-3 (One- And Two-Family Residential) | <input type="checkbox"/> C-3 (Central Business) |
| <input type="checkbox"/> R-4 (General Residential) | <input type="checkbox"/> C-3 (Central Business) |
| <input type="checkbox"/> MH-1 (Mobile Home Park) | <input type="checkbox"/> C-4 (Planned Commercial) |
| <input type="checkbox"/> O-1 (Professional Office) | <input type="checkbox"/> I-1 (Light Industrial) |
| <input type="checkbox"/> CO-1 (Enhanced Commercial Overlay) | <input type="checkbox"/> I-2 (Heavy Industrial) |
| | <input type="checkbox"/> I-3 (Planned Industrial Park) |

LEGAL DESCRIPTION OF TRACT: Submit a copy of the most current deed for the property being divided.

OWNER SIGNATURES:

I state upon my oath that all of the information contained in this application is true. *(Signatures of all persons listed on the current property deed and the authorized signer(s) for any owning corporation or trust.)*

Ronald D. Bone
Cathrine L Bone
Jim R. Derry
Sina Michele Derrick

Please submit the completed application along with the applicable application fee to:

Building & Planning Manager
City of Jackson
101 Court Street
Jackson, MO 63755
Ph: 573-243-2300 ext. 29
Fax: 573-243-3322
Email: permits@jacksonmo.org

LAND EXCHANGE CERTIFICATION APPLICATION FORM

City of Jackson, Missouri



DATE OF APPLICATION: November 27, 2024

ADDRESS OF GRANTING PROPERTY: 933 Royce Dr. & 944 Royce Dr.

ADDRESS OF RECEIVING PROPERTY: 933 Royce Dr.

GRANTING PROPERTY OWNERS (all legal property owners as listed on current deed, including trusts, LLCs, etc):

Property Owner Name(s): Jeff Derrick and Gina Michele Derrick & Ronald N. Bone and Cathrine L. Bone

Mailing Address: 933 Royce Dr. & 944 Royce Dr.

City, State ZIP: Jackson, MO 63755

RECEIVING PROPERTY OWNERS (all legal property owners as listed on current deed, including trusts, LLCs, etc):

Property Owner Name(s): Ronald N. Bone and Cathrine L. Bone

Mailing Address: 944 Royce Dr.

City, State ZIP: Jackson, MO 63755

ENGINEER / SURVEYING COMPANY: Strickland Engineering

Engineer / Surveyor Contact: Rodney Amos

Mailing Address: 113 W. Main St., Suite 1

City, State ZIP: Jackson, MO 63755

Contact's Phone: 573-243-4080

CONTACT PERSON HANDLING APPLICATION:

Contact Name: Ronald N. Bone

Mailing Address: 944 Royce Dr.

City, State ZIP: Jackson, MO 63755

Contact's Phone: 314-610-2018

Contact's Email Address (if used): _____

APPLICATION FOR (check one):

- ☐ Division of land into no more than four lots, all of which are 3 acres or greater in size
☐ Division of land for cemetery usage
☐ Lot line adjustment between adjoining lots
☒ Transfer to adjoining property to improve ingress or egress
☐ Combination or re-combination of previously platted lots. Total number of lots may not be increased and all resulting lots apply with the Land Subdivision Regulations

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- | | |
|---|--|
| <input type="checkbox"/> R-1 (Single-Family Residential) | <input type="checkbox"/> C-1 (Local Commercial) |
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| <input type="checkbox"/> R-3 (One- And Two-Family Residential) | <input type="checkbox"/> C-3 (Central Business) |
| <input type="checkbox"/> R-4 (General Residential) | <input type="checkbox"/> C-3 (Central Business) |
| <input type="checkbox"/> MH-1 (Mobile Home Park) | <input type="checkbox"/> C-4 (Planned Commercial) |
| <input type="checkbox"/> O-1 (Professional Office) | <input type="checkbox"/> I-1 (Light Industrial) |
| <input type="checkbox"/> CO-1 (Enhanced Commercial Overlay) | <input type="checkbox"/> I-2 (Heavy Industrial) |
| | <input type="checkbox"/> I-3 (Planned Industrial Park) |

LEGAL DESCRIPTION OF TRACT: Submit a copy of the most current deed for the property being divided.

OWNER SIGNATURES:

I state upon my oath that all of the information contained in this application is true. *(Signatures of all persons listed on the current property deed and the authorized signer(s) for any owning corporation or trust.)*

Ronald N Bone *J. R. D.*
Cathrine L Bone *Lina Michelle Darric*

Please submit the completed application along with the applicable application fee to:

Building & Planning Manager
City of Jackson
101 Court Street
Jackson, MO 63755
Ph: 573-243-2300 ext. 29
Fax: 573-243-3322
Email: *permits* @jacksonmo.org



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Oak Ridge Dr

Royce Dr

000

LAND EXCHANGE PLAT FOR JEFF & GINA MICHELE DERRICK AND RONALD .N & CATHRINE L. BONE

All of Lot 25 of Ridge Subdivision Unit III, City of Jackson,
Cape Girardeau County, Missouri.



NORTH BASIS
MISSOURI STATE PLANE
COORDINATE SYSTEM 1983
EAST ZONE
MODOT VRS NAD83(2011)

50 0 50 100

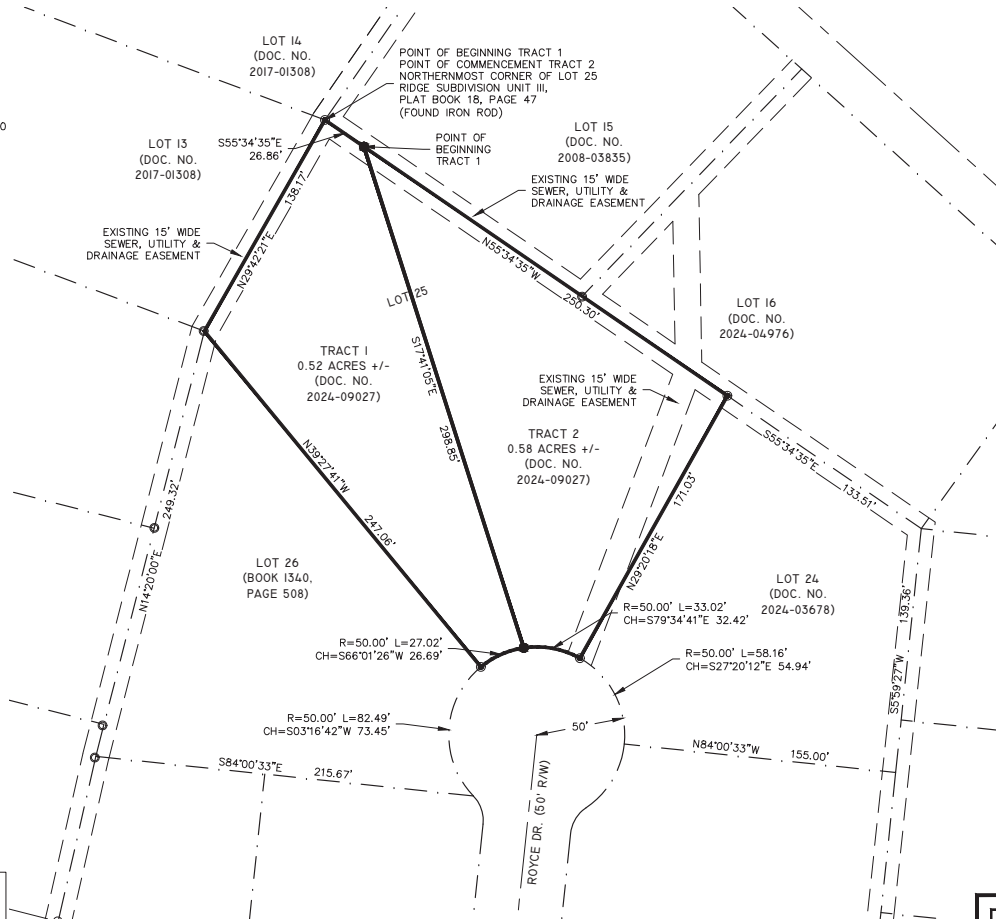
REFERENCES

1. DOCUMENT NO. 2024-09027 (SUBJECT)
2. BOOK 1340, PAGE 508
3. DOCUMENT NO. 2017-01308
4. DOCUMENT NO. 2008-03835
5. DOCUMENT NO. 2024-04976
6. DOCUMENT NO. 2024-03678
7. RIDGE SUBDIVISION UNIT III, PLAT BOOK 18, PAGE 47

ACCURACY STANDARD: TYPE URBAN

LEGEND

1. 1/2" IRON ROD (SET)
2. 5/8" IRON ROD W/ALUM CAP (SET)
3. IRON ROD W/CAP (FOUND)
4. IRON ROD (FOUND)
5. IRON PIPE
6. STONE
7. COTTON PICKER SPINDLE
8. CHISELED CROSS
9. AXLE
10. ALUMINUM MONUMENT
11. RIGHT-OF-WAY MARKER
12. (M) MEASURED
13. (R) RECORDED



THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE
CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY
SURVEYS AS MADE EFFECTIVE JUNE 1, 2022. IN WITNESS
WHEREOF, I HAVE SET MY SEAL AND SIGNATURE THIS 27TH
DAY OF NOVEMBER 2024.

RODNEY W. AMOS MO-PLS 2007000072
113 WEST MAIN STREET
JACKSON, MISSOURI 63755

TRACT 1 - DESCRIPTION (FROM DERRICK & BONE TO DERRICK ATTACHING TO BOOK 1340, PAGE 508)

THAT PART OF LOT 25 OF RIDGE SUBDIVISION UNIT III, CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, RECORDED IN PLAT BOOK 18, PAGE 47 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHERNMOST CORNER OF SAID LOT 25; THENCE SOUTH 55°34'35" EAST ALONG THE NORTH LINE OF SAID LOT 25, 26.86 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 17°41'05" EAST 298.85 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 25, ALSO BEING THE NORTH RIGHT OF WAY LINE OF ROYCE DRIVE; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE SOUTHWEST, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 50.00 FEET, FOR AN ARC LENGTH OF 27.02 FEET, (THE CHORD OF SAID ARC BEARS SOUTH 66°01'26" WEST 26.69 FEET), TO THE SOUTHWEST CORNER OF SAID LOT 25; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 39°27'41" WEST ALONG THE SOUTHWEST LINE OF SAID LOT 25, 247.06 FEET TO THE WESTERNMOST CORNER OF SAID LOT 25; THENCE LEAVING SAID SOUTHWEST LINE, NORTH 29°42'21" EAST ALONG THE NORTHWEST LINE OF SAID LOT 25, 138.17 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 0.52 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

TRACT 2 - DESCRIPTION (FROM DERRICK & BONE TO BONE ATTACHING TO DOCUMENT NO. 2024-03678)

THAT PART OF LOT 25 OF RIDGE SUBDIVISION UNIT III, CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, RECORDED IN PLAT BOOK 18, PAGE 47 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHERNMOST CORNER OF SAID LOT 25; THENCE SOUTH 55°34'35" EAST ALONG THE NORTH LINE OF SAID LOT 25, 26.86 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, AND THENCE LEAVING SAID NORTH LINE, SOUTH 17°41'05" EAST 298.85 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 25, ALSO BEING THE NORTH RIGHT OF WAY LINE OF ROYCE DRIVE; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE SOUTHWEST, BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50.00 FEET, FOR AN ARC LENGTH OF 33.02 FEET, (THE CHORD OF SAID ARC BEARS SOUTH 79°34'41" EAST 32.42 FEET), TO THE SOUTHEAST CORNER OF SAID LOT 25; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 29°20'18" EAST ALONG THE EAST LINE OF SAID LOT 25, 171.03 FEET TO THE NORTHEAST CORNER OF SAID LOT 25; THENCE LEAVING SAID EAST LINE, NORTH 55°34'35" WEST ALONG THE NORTH LINE OF SAID LOT 25, 250.30 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 0.58 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

THIS SURVEY CREATES NEW PARCELS FROM A TRACT DESCRIBED IN DOCUMENT NO. 2024-09027 AND DOCUMENT NO. 2024-09027 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI.

STATE OF MISSOURI
COUNTY OF CAPE GIRARDEAU

FILED FOR RECORD THIS _____ DAY OF _____, 2025 AND DULY

RECORDED IN DOCUMENT NUMBER _____

ANDREW DAVID BLATTNER
RECORDER OF DEEDS OF CAPE GIRARDEAU COUNTY, MISSOURI



**STRICKLAND
ENGINEERING**

113 WEST MAIN STREET
JACKSON, MISSOURI 63755
TEL: 573-243-4080
FAX: 573-243-2191

CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING

**LAND EXCHANGE PLAT FOR
JEFF & GINA MICHELE DERRICK
AND RONALD & CATHRINE BONE
JACKSON, MO**

SCALE	1"=50'
DATE	11-27-2024
DRAWN BY	RA
CHECKED BY	DR
PROJECT #	24-128



03-09745

REC. FEE: 29.00

PAGES: 3

Janet Robert, Recorder of Cape Girardeau County, MO, do hereby certify that the within instrument of writing, was, on 05-29-2003 at 10:56 AM duly filed for record and is recorded in the records of this office. In book 1340 at page 508. In testimony whereof I have hereunto set my hand and affixed my official seal at Jackson, Missouri, on this date: 05-29-2003
Janet Robert, Recorder

BOOK 1340 PAGE 508

Kevin Seabau Deputy

WARRANTY DEED BY A LIMITED LIABILITY COMPANY

This deed is dated the 28th day of May, 2003.

KNOW ALL MEN BY THESE PRESENTS:

That **JOHANNES REAL ESTATE L.L.C.**, GRANTOR, of the County of Cape Girardeau, in the State of Missouri, a member-managed limited liability company organized and existing under the laws of the State of Missouri, party of the first part, in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, to it paid by **JEFF R. DERRICK and GINA MICHELE DERRICK, husband and wife**, GRANTEE, of the County of Cape Girardeau, and State of Missouri, parties of the second part (mailing address of said first named grantee is 197 Hidden Meadows Drive, Jackson, MO 63755), the receipt whereof is hereby acknowledged, and by virtue and pursuance to as **DESIGNATED AND DULY AUTHORIZED MEMBERS OF SAID L.L.C.**, party of the first part, does by these presents, **GRANT, BARGAIN, SELL, CONVEY AND CONFIRM** unto 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 Cape Girardeau, State of Missouri, to wit:

All of Lot Twenty-Six (26) of Ridge Subdivision Unit III, a subdivision in the City of Jackson, Missouri, as shown by plat recorded in Plat

\$2900 pd.

JPL

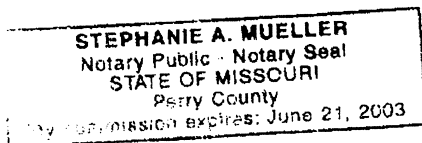
STATE OF MISSOURI

COUNTY OF CAPE GIRARDEAU

BOOK **1340** PAGE **510**

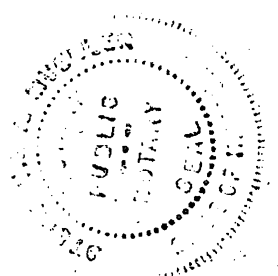
On this 28th day of May, A. D. 2003, before me personally appeared JAMES M. JOHANNES, Trustee of the "James M. Johannes Living Trust dated May 1, 1984, as Amended", and JOHN H. JOHANNES, to me personally known, who being duly sworn did say that the said Trust and John H. Johannes are the sole members of JOHANNES REAL ESTATE L.L.C., a limited liability company of the State of Missouri, and the said JAMES M. JOHANNES, Trustee of "The James M. Johannes Living Trust dated May 1, 1984 as Amended" under a memorandum of trust recorded May 1, 1995 in Book 752 at page 797 of the land records of Cape Girardeau County, Missouri and that said Trust is still in effect and has not been further amended or revoked, and JOHN H. JOHANNES acknowledged that the Trust and John H. Johannes are the sole members of the JOHANNES REAL ESTATE L.L.C. and executed said instrument to be the free act and deed of said limited liability company.

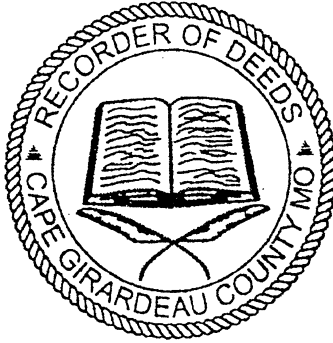
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in said county and state the day and year first above written.



Stephanie A. Mueller
Notary Public
County of Perry
State of Missouri
My term expires: 6-21-03

FAHOME\Title\johannes.deed





eRecorded
DOCUMENT #
2024-03678

ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
eRECORDED ON
05/17/2024 10:05:04 AM
REC FEE: 30.00
PAGES: 3

**INDEPENDENT PERSONAL REPRESENTATIVE'S
DEED UNDER POWER OF SALE**

This Indenture made on the 16th day of May 2024, by and between the

ESTATE OF WILLIAM H. BESS, II, DECEASED

By Margaret Ann Guettermann, Independent Personal Representative
Case No.: 22CG-PR00239, Cape Girardeau County, Missouri, Probate Division
"Grantor"

and

RONALD N. BONE and CATHRINE L. BONE
husband and wife
"Grantees"

The mailing address of said grantee is 944 Royce Dr., Jackson, MO 63755.

Witnesseth:

WHEREAS, by that certain Quit Claim Deed, recorded as Document No. 2011-09621 on August 29, 2011, in the land records of Cape Girardeau County, Missouri, William H. Bess (hereafter the "**Decedent**") acquired that certain real property (hereafter "**Property**") located in the County of Cape Girardeau, Missouri, commonly referred to as 944 Royce Drive, Jackson, Missouri, 63755, and more fully described as follows:

All of Lot Twenty-four (24) of Ridge Subdivision Unit III, a subdivision in the City of Jackson, Missouri, as shown by plat recorded in Plat Book 18 at Page 47 of the land records of Cape Girardeau County, Missouri.

WHEREAS, the Decedent died a resident of Cape Girardeau County, Missouri on August 6, 2022, having continued to own the Property at the time of his death; and

WHEREAS, the Decedent's Last Will and Testament was duly admitted to probate in the Probate Division of Cape Girardeau, Missouri, Circuit Court, at Cape Girardeau, on August 31, 2022, in Case No.: 22CG-PR00239; and

WHEREAS, Letters Testamentary (Independent Administration) in the estate were issued to **Margaret Ann Guettermann** out of the court on August 31, 2022, and said letters have not been revoked, annulled, terminated, or modified in any way and now remain in full force and effect, and the administration of the estate has not been finally closed; and

WHEREAS, Article IV of said Last Will and Testament empowered the independent personal representative, in her discretion, to convey the real estate hereinafter described in the personal representative's discretion, as might seem best; and

WHEREAS, by virtue of appointment by said Court as independent personal representative, the undersigned is empowered, in her discretion, to sell and convey the real property hereinafter described at private sale on such terms, in the undersigned's discretion, as might seem best; and

WHEREAS, the independent personal representative has ratified and affirmed the contract for sale of the Property to Grantees Ronald N. Bone and Cathrine L. Bone as husband and wife.

NOW, THEREFORE, in consideration of \$610,000 and other good and valuable consideration, delivered by Grantees, the receipt of which is hereby acknowledged, the Grantor by the Personal Representative as aforesaid, does by these presents, sell and convey and distribute unto the Grantees, their heirs and assigns, all of the right, title, and interest that **William H. Bess, II, Deceased**, had at the time of Deceased's death or acquired after death by Deceased's estate in the Property.

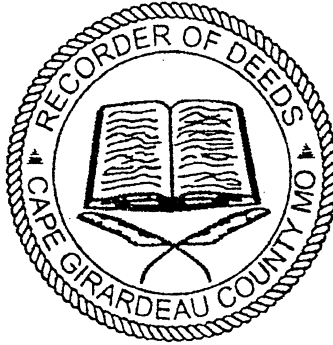
TO HAVE AND TO HOLD, the premises aforesaid, with all and singular the rights, privileges, appurtenances, and immunities to it belonging or anywise appertaining unto the Grantees, and to their heirs and assigns forever as fully and effectually to all intents and purposes in law as the Grantor, might, could, or ought to sell and convey the same by virtue of the Last Will and Testament of **William H. Bess, II**.

[Signature Page Follows.]

Margaret Ann Guttermann

Shawn Hallin

SHANNON HOEHN
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES JANUARY 20, 2027
PERRY COUNTY
COMMISSION #14136189



ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
eRECORDED ON
11/13/2024 08:33:35 AM
REC FEE: 27.00
PAGES: 2

GENERAL WARRANTY DEED

THIS INDENTURE, made on the **12th** day of **November, 2024** by and between **Timothy W. Sadler and Stephanie L. Sadler, husband and wife**, of the County of Cape Girardeau, in the State of Missouri, **Grantors**, and **Ronald N. Bone and Cathrine L. Bone, husband and wife**, of the County of Cape Girardeau, in the State of Missouri, and **Jeff Derrick and Gina Michele Derrick, husband and wife**, of the County of Cape Girardeau, in the State of Missouri, **each an undivided one-half interest as Tenants in Common, Grantees** (mailing address of said first named grantee is c/o Ronald and Catherine Bone, 944 Royce Dr., Jackson, MO 63755):

WITNESSETH, That the said Grantors, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration to them paid by the said Grantees, the receipt of which is hereby acknowledged, do by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said Grantees, their heirs and assigns, the following described Lots, Tracts or Parcels of Land, lying, being and situate in the County of **Cape Girardeau** and State of Missouri, to-wit:

All of Lot Twenty-five (25) of Ridge Subdivision Unit III, a subdivision in the City of Jackson, County of Cape Girardeau, Missouri, as shown by plat filed for record in Plat Book 18 at Page 47 in the land records of Cape Girardeau County, Missouri.

SUBJECT to any and all restrictions, reservations, easements, zoning restrictions and rights-of-way of record or now in effect.

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 Grantees, and unto their heirs and assigns, FOREVER, the said Grantors hereby covenanting that they are lawfully seized of an indefeasible Estate in Fee in the premises herein conveyed; that they have

