Recorded in Jasper County, Missouri
Recording Date/Time: **12/16/2022** at **11:18:10 AM**
Book: **2667** Page: **81**

Instr #: 2022021003
Type: WD
Pages: 3
Fee: $30.00 S

Electronically Recorded

RECORDER OF DEEDS SEAL JASPER COUNTY, MO

Charlotte Pickering
Recorder of Deeds

Warranty Deed by LLC

KNOW ALL MEN BY THESE PRESENTS:

This the 16th day of December 2022, That **HACC Investments, LLC**, as **Grantor**, in consideration of TEN & 00/100 DOLLARS, to it paid by **Coretex Enterprises, LLC,** as **Grantee**(s),

Mailing address of said first named Grantee is:
2302 Callaway Ridge, Joplin MO 64804

the receipt whereof is hereby acknowledged, and by virtue and pursuance of a resolution of the members of said Grantor, does by these presents, GRANT, BARGAIN, SELL, CONVEY AND CONFIRM unto the said Grantee their heirs and assigns, the following described lots, tracts, or parcels of land, lying, being and situate in the County of Jasper and State of Missouri to wit:

See Attached Legal Description – Exhibit "A".

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(s), and unto their heirs and assigns forever. The said Grantor hereby covenanting that it has authority to sign this Deed on behalf of the LLC and therefore bind the Company under Article 9 of the Operating Agreement, that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear of encumbrance done or suffered by it or those under whom it claims; and that it will Warrant and Defend the title to the said premises unto the said Grantee(s) and unto their heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, HACC Investments, LLC, the said party of the first part, has caused these presents to be signed by the Members, this the 16th day of December 2022.

Heather K. Colson, Member,
HACC Investments, LLC

Aaron L. Colson, Member,
HACC Investments, LLC

STATE OF MISSOURI }
} ss.
COUNTY OF Jasper }

On this 16th day of December 2022

Before me appeared Heather K. Colson and Aaron L. Colson, to me known to be the person or persons described in and who executed the foregoing instrument in their capacity as Members of HACC Investments, LLC and acknowledged that they executed the same as their free act and deed of said Limited Liability Company.

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

TAMMY RUNYON
Notary Public – Notary Seal
STATE OF MISSOURI
Jasper County
My Commission Expires Jan. 12, 2025
Commission #13393751

Notary Public: Tammy Runyon
Commission Expires: 1/12/2025

Exhibit "A"

TRACT 1: A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 27 NORTH, RANGE 33 WEST, JASPER COUNTY, MISSOURI DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND IRON PIN AT THE WEST QUARTER CORNER OF SAID SECTION 8; THENCE N01°53'17"E ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 1590.10 FEET; THENCE S88°10'51"E, 902.97 FEET TO A SET IRON PIN; THENCE S01°52'13"W, 1595.80 FEET TO A SET IRON PIN ON THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE N87°49'10"W ALONG SAID SOUTH LINE, 903.48 FEET TO THE POINT OF BEGINNING. EXCEPT ROAD RIGHT-OF-WAY ALONG THE SOUTH SIDE AND WEST SIDE. CONTAINING 33.0 ACRES MORE OR LESS.

TRACT 2: A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 27 NORTH, RANGE 33 WEST, JASPER COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND IRON PIN AT THE WEST QUARTER CORNER OF SAID SECTION 8; THENCE S87°49'10"E ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 903.48 FEET TO A SET IRON PIN AT THE POINT OF BEGINNING; THENCE N01°52'13"E, 1595.80 FEET TO A SET IRON PIN; THENCE S88°10'51"E, 169.65 FEET TO A SET IRON PIN; THENCE N02°05'38"E, 372.72 FEET TO A FOUND 1/2" IRON PIN; THENCE S88°09'17"E, 352.57 FEET TO A FOUND IRON PIN WITH RLS CAP #405; THENCE S01°54'26"W, 352.49 FEET TO A FOUND 1/2" IRON PIN; THENCE S88°05'17"E, 320.08 FEET TO A SET IRON PIN; THENCE S01°44'40"W, 1620.69 FEET TO A SET IRON PIN BEING A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE N87°49'10"W ALONG SAID SOUTH LINE; 847.09 FEET TO THE POINT OF BEGINNING.

EXCEPT ROAD RIGHT-OF-WAY ALONG THE SOUTH SIDE. CONTAINING 34.2 ACRES MORE OR LESS.