
GENERAL WARRANTY DEED

THIS INDENTURE, made on the ___ day of _____, 20__, by and between _____, [if individual: a single person, married persons, etc.] [if entity: a _____], party of the first part (“Grantor”), and The Curators of the University of Missouri, a Missouri public corporation (mailing address: 227 University Hall, Columbia, MO 65201), party of the second part (“Grantee”).

WITNESSETH, that the said Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by the said Grantee (the receipt of which is hereby acknowledged) does by these presents, GRANT, BARGAIN, and SELL, and convey and confirm, unto said Grantee and its successors and assigns the following-described real property, lying, being and situate in the County of _____ and State of Missouri, to wit:

[Legal Description]

SUBJECT TO: easements, restrictions, reservations, and other agreements and matters of record, if any.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging unto the said Grantee and its successors and assigns, forever; the said Grantor hereby covenanting that the said premises are free and clear from any encumbrance, except as set forth above, that it is lawfully seized of an indefeasible estate in fee simple to said premises and may convey the same, and that it will warrant and defend the title to said premises unto said Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons whomsoever, except real property taxes for the year _____ and thereafter.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed the day and year above written.

[signature and notary blocks]