

# ABSOLUTE ONLINE AUCTION

Bidding Closes Sunday May 4, 2025 - Starts Closing @ 2pm (Real Estate), (Personal Property)  
@ 4pm

7559 State Road Z, Fulton MO 65251

Directions: State Road Z to just East of Calwood on left. Watch for Signs!!!

Only Preview Dates: Sat. Apr 26, 2025, 1:00-2:00pm & Tues. Apr 29, 2025, 6:00-7:00pm

### ESTATE OF VICTOR J.R. WEISER

This property offers over 24+/- acres of land across two parcels—perfect for those looking for space, privacy, and potential. It includes an older manufactured home (in need of remodel) and ideal property for redevelopment, or recreational use. With State Road Z frontage, open views, and a mix of cleared and wooded areas, it's a versatile property with plenty of room to make it your own. Listing price is only a suggested sales price, current bid on the auction will be prevailing sales price. Max bids are private, & bidders are allowed to place max bid amounts instead of only bidding the current sales price. 3% Buyers Premium applies to the final purchase price. This property sells with no reserve after a starting price of \$49,000. Interested Buyers, if you do not have a preapproval letter for a 20% conventional loan/construction loan, vacant land or proof of funds for cash, please secure it before bidding, down payment is non-refundable. Buyer to verify all measurements and online data.



**Real Estate Purchase Terms:** Buyer pays \$7,500.00 non-refundable down payment the day of auction, balance due at closing within 30 days. Real Estate sells "As Is, Where Is". Taxes will be prorated. Buyers must have financing pre-approved in order to bid on the real estate or be a cash buyer,. If you have any questions about your financing please contact Suzanna at 573-592-1939. All announcements the day of auction supersede printed/MLS/advertised material. 3% Buyers Premium applies to the final purchase price. **\*\*Max bids are private & bidders can place max bid amounts instead of only bidding the current sales price. This property is being offered as an absolute auction to the highest and best bidder!**

Standard Disclaimer: The property is also listed on multiple MLS systems with Suzanna Wolfe, REALTOR and may be sold prior to auction.

### SHEDS SOLD SEPARATELY—SOLD WITH CONTENTS, BUYER TO VERIFY MEASUREMENTS



**WOLFE**  
**Auction Service**  
573-592-1939  
[www.WolfeAuctionRealty.com](http://www.WolfeAuctionRealty.com)  
Serving Central MO Since 1999

### The Estate of Victor J.R. Weiser

For Complete Terms, Listing, Catalog, & Bidding Visit  
[www.WolfeAuctionRealty.com](http://www.WolfeAuctionRealty.com)

Need Help Bidding? Contact the Auction Team at 573-592-1939

No Computer? No Problem! Come to one of our preview days and we can help you bid!

**Auctioneers Note:** 3% Buyers Premium applies to all Online Real Estate sales, 15% to Personal Property sales. We look forward to seeing you on **Sat. Apr 26, 2025, 1:00-2:00pm & Tues. Apr 29, 2025, 6:00-7:00pm** for preview! ....The Auction Team



## Measurements Disclaimer

This disclaimer applies to the following real estate (the "Property"):

<u>7559 State Road Z</u>	<u>Fulton</u>	<u>MO</u> <u>65251</u>	<u>Callaway</u>
Street Address	City	Zip Code	County

### SOURCE OF MEASUREMENTS:

The undersigned Brokerage Firm(s) and its affiliated licensee(s) **Have Not** measured the acreage of the Property or the square footage of any improvement located thereon. Any information shared regarding acreage or square footage ("Measurements") has been provided from another source(s) as indicated (*Check applicable box(es) below*):

#### Source of Measurements Information:

☐ Prior appraisal

☐ Building Plans

☒ Assessor's Office

☐ Other \_\_\_\_\_

Any Measurements information shared has not been independently verified and is for purposes of marketing only. Measurements are an approximation and may not be exact. Measurements are not to be relied upon for purpose of a loan, valuation or for any other purpose.

**If exact acreage or square footage is a concern, the Property should be independently measured.**

Any independent measurement or investigation should be completed by Buyer on or before the Survey Deadline (*with respect to acreage*) and/or the Property Data Review Period (*with respect to improvements*) of the Contract.

#### Brokerage Firm Assisting Buyer

\_\_\_\_\_

By (Signature) \_\_\_\_\_

Licensee Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

#### Brokerage Firm Assisting Seller

Wolfe Auction & Realty LLC

By (Signature) Suzanna Wolfe

Licensee Print Name: Suzanna Wolfe

Date: 04/11/2025

#### The undersigned acknowledge(s) receipt of this Disclaimer:

**BUYER** \_\_\_\_\_ **Date** \_\_\_\_\_  
Print Name: \_\_\_\_\_

Donothay McDenmit, PR 12/27/2024  
**SELLER** \_\_\_\_\_ **Date** \_\_\_\_\_  
Print Name: Estate of Victor J.R. Weiser by Dorothy McDenmit, PR

**BUYER** \_\_\_\_\_ **Date** \_\_\_\_\_  
Print Name: \_\_\_\_\_

**SELLER** \_\_\_\_\_ **Date** \_\_\_\_\_  
Print Name: \_\_\_\_\_

Approved by legal counsel for use exclusively by current members of the Missouri REALTORS®, Columbia, Missouri. No warranty is made or implied as to the legal validity or adequacy of this Disclaimer, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practice, and differing circumstances in each transaction, may each dictate that amendments to this Disclaimer be made.

Effective 1/1/19.

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## Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

### Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

### Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (*initial (i) or (ii) below*):

(i) \_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing.  
Describe what is known:

(ii) \_\_\_\_\_ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (*initial (i) or (ii) below*):

(i) \_\_\_\_\_ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (*list documents below*).

(ii) \_\_\_\_\_ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### Purchaser's Acknowledgment

(c) Purchaser has (*initial (i) or (ii) below*):

(i) \_\_\_\_\_ received copies of all records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing listed above.

(ii) \_\_\_\_\_ **not** received any records and reports regarding lead-based paint and/or lead-based paint hazards in the housing.

(d) \_\_\_\_\_ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*. (*initial*)

(e) Purchaser has (*initial (i) or (ii) below*):

(i) \_\_\_\_\_ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) \_\_\_\_\_ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

### Agent's or Transaction Broker's Acknowledgment (*initial or enter "N/A" if not applicable*)

(f) SW Agent or Transaction Broker has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

### Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Donothy McDermit, PR

12/27/2024

Seller

Date

Purchaser

Date

Seller

Date

Purchaser

Date

Suzanna Wolfe

04/11/2025

Agent or Transaction Broker

Date

Agent or Transaction Broker

Date

Property Address: 7559 State Road Z, Fulton, MO 65251

Listing No.: \_\_\_\_\_

## Agent - Q&A For Auction – 7559 State Road Z, Fulton MO 65251

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Q. What will my Commission be?

A. 1% Transaction Broker- Wolfe Auction & Realty, LLC will do all the contracts and showings at previews.

Q. How do I get my Buyers Registered?

A. Call Wolfe Auction & Realty, LLC. Office at 573-592-1939, give your Buyers name, phone number and email address. Then email your Buyers proof of funds letter from their lender to [suzanna@lovemidmo.com](mailto:suzanna@lovemidmo.com) or preapproval letter for a 20% conventional loan.

Q. Can offers be put in prior to the Auction?

A. Yes, the offer must reflect the same terms with no contingencies and \$7,500.00 non-refundable earnest money, closing date, time and Title Company will remain the same.

Q. Can I attend preview with our Buyer?

A. Yes, you may.

Q. Is there a lockbox?

A. NO

Q. Can we get in prior to preview date?

A. NO. Preview dates are Saturday, April 26, 2025, 1:00-2:00pm & Tuesday April 29, 2025, 6:00-7:00pm

## Public - Q&A For Auction – 7559 State Road Z, Fulton MO 65251

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Q. What is the down payment required at the time the auction closes and property is won?

A. \$7,500.00 due within 24 Hours of auction closing. Payable as a cashier's check to Boyd & Boyd Inc. at 204 East 5th Street, Fulton MO 65251

Q. What loan types are accepted?

A. Cash or 20% Conventional – Your lender needs to understand that the closing is within 30 days, not any date after that and if the lender does not perform by the closing deadline you will forfeit your \$7,500.00 down payment.

Q. How would the closing be handled?

A. Closing to be held at Boyd & Boyd Inc. at 204 East 5th Street, Fulton MO 65251 on Thursday, June 5, 2025 at 11:00am

Q. May I have a loan contingency, an appraisal contingency, survey contingency or an inspection contingency?

A. No, the auction is not contingent on any of the above contingencies.

Q. What is the 3% Buyers Premium?

A. 3% of your winning bid amount will be added on for final price/cost and will be due payable at closing.

Q. Can I view the property prior to preview dates?

A. NO, viewing is on preview dates only. Preview dates and times are as follows: Saturday, April 26, 2025, 1:00-2:00pm & Tuesday April 29, 2025, 6:00-7:00pm

Q. How do I get registered to bid?

A. You will register to bid at: <https://auctionmidmo.com/>

Q. Do I need to be preapproved?

A. You must have preapproval or a cash buyer with a proof of funds sent to Wolfe Auction & Realty, LLC before bidding.

Q. What is the extending bidding?

A. This auction offers soft close, extended bidding, on all items. If a bid has been placed within the last 3 minutes of the close it will extend for another 2 minutes allowing another bidder to bid again. The auction will not stop extending time until all bidders are done with the bid. If more bidders bid, there can be more than 2 minutes.

Q. What is a max bid?

A. It is the max you are willing and able to bid on the property, you can put in a max bid at any time, it is private and no one else will be able to see it.

## Public - Q&A For Auction – 7559 State Road Z, Fulton MO 65251

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Q. What is proof of fund?

A. It is a letter from your bank showing you have the funds available for the bid amount you are putting in.

7559 STATE ROAD Z, KINGDOM CITY

Deed: WEISER, VICTOR J.R. & VERNA M. ESTATE

Contract:

CID#: 4250

DBA:

MLS:

Map Area: North Callaway

Route: 000-000-000

Tax Dist: NC3

Plat Page:

Subdiv: NONE

Checks/Tags:

Lister/Date:

Review/Date:

Entry Status:

Rural / Ag Dwelling

Legal: PT SE NE

Land																
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres									
Ag Land							23.000									
Grand Total						1,001,880.00	23.000									

Street	Utilities	Zoning	Land Use
Ag Land	None	None	Not Applicable

Sales				Building Permits				Values					
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Appr	Agriculture	Residential	Comm/Other	Exempt
03/22/1999		D038	348/213						Land	\$3,380	\$0	\$0	
03/22/1999		D038	348/213						Dwlg		\$0	\$0	
									Total	\$3,380	\$0	\$0	
									Tax Val	\$3,380			

	Missouri Market Valuation	Value Type	Agricultural	Residential	Commercial / Other	Exempt	Total Value
		Land	\$3,380	\$0	\$0	\$0	\$3,380
		Building	\$0	\$0	\$0	\$0	\$0
		Totals	\$3,380	\$0	\$0	\$0	\$3,380

	Missouri Assessed Values	Value Type	Agricultural	Residential	Commercial / Other	Exempt	Total Value
		Land	\$406	\$0	\$0	\$0	\$406
		Building	\$0	\$0	\$0	\$0	\$0
		Percent	12%	19%	32%	100%	
		Totals	\$406	\$0	\$0	\$0	\$406

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Ag Land Summary Information

Land Basis	SF	Acres	Exempt Acres	Taxable Acres	Averaged CSR Taxable	Averaged CSR Exempt	CSR Points	Net CSR Points
AgLand #1	1,001,880.00	23.000	0.000	23.000	147.000	0.000	3,381.000	3,381.000
Total	1,001,880.00	23.000	0.000	23.000			3,381.000	3,381.000
						Avg CSR    per Acre	147.000	147.000

Ag Land Detail Information

Land Basis B = Basis, AL = Ag Lot	Acres	Adj Acres	Soil Type	Description	Tbl Rate	% Adj Factor	CSR Type	Net CSR Pts - Units	Exempt	Rate per Pt. - Unit	Total Lot w/o Adj	Topo	Econ	Other	Nbhd \$Adj	Total Lot with Adj	Total (Rounded)
AL1, S1	23.000		Grade VI	Missouri Soil Grade 6	147.000		C	3381.000									
Sub Total	23.000							3,381.000									
Total	23.000							3,381.000									

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Property Information

Parcel Number 09-04.0-19.0-00-000-020.000	Mailing Name & Address WEISER, VICTOR J.R. & VERNA M. ESTATE	Owner Name & Address WEISER, VICTOR J.R. & VERNA M. ESTATE
Tax Year 2024		
Alternate Parcel number	Assessed Value 410	Acreage 23.0000
Land Use -	Lot Size	Township CALLAWAY COUNTY
Property Class RURLIMP - RURAL IMPROVED	Tax Code NC3 - 1-R1-NCF	Tax Status Taxable
Net Taxable Value 410	Tax Rate 6.3762	Total Tax \$26.14

Pay Taxes

Site Address  
7559 STATE ROAD Z KINGDOM CITY, MO 65262

Legal Description  
PT SE NE

Section/Township/Range  
19 / 48 / 08

Billing

Tax Billed	\$26.14
Penalty Billed	\$0.00
Cost Billed	\$0.00
Total Billed	\$26.14
Amount Paid	\$0.00
Total Unpaid	\$26.14

Tax Due Amounts

If paid in...	Amount due is...
December 2024	\$231.55
January 2025	\$235.89
February 2025	\$237.54
March 2025	\$250.39
April 2025	\$252.03
May 2025	\$253.70
June 2025	\$255.35
July 2025	\$257.02
August 2025	\$258.67
September 2025	\$260.33
October 2025	\$260.33
November 2025	\$260.33
December 2025	\$260.33

Tax Due amounts are for all unpaid years.  
See Payment History section for year-by-year details.

DMM

Payment History

Tax Year	Total Due	Total Paid	Amount Unpaid	Date Paid
2024	\$26.14	\$0.00	\$26.14	
2023	\$43.47	\$0.00	\$43.47	
2022	\$161.94	\$0.00	\$161.94	
2021	\$24.06	\$24.06	\$0.00	12/13/2021
2020	\$24.25	\$24.25	\$0.00	12/14/2020
2019	\$23.69	\$23.69	\$0.00	12/4/2019
2018	\$25.55	\$25.55	\$0.00	12/11/2018
2017	\$22.32	\$22.32	\$0.00	12/4/2017
2016	\$22.05	\$22.05	\$0.00	12/9/2016
2015	\$21.99	\$21.99	\$0.00	12/14/2015

Show 2 More (2)

No Assessments

Final Value	Land	Building	Total
Agriculture	410	0	410
Commercial	0	0	0
Residential	0	0	0
Total	410	0	410

Owner Information

Name	Tax Bill	Address
WEISER, VICTOR J.R. & VERNA M. ESTATE	Y	C/O DOROTHY M. MCDERMIT 7990 COUNTY ROAD 108 FULTON, MO, 65251-0000
WEISER, VICTOR J.R. & VERNA M. ESTATE	N	

Taxing Bodies

District	Tax Rate	Extension
N Callaway R-I	4.9302	\$20.21
N Callaway FPD	0.4605	\$1.89
CC Gen Rev	0.3343	\$1.37
Daniel Boone Library	0.2600	\$1.07
RD & BRG	0.2588	\$1.06
CCSS	0.0992	\$0.41
State	0.0300	\$0.12
Ambulance	0.0032	\$0.01
TOTAL	6.3762	\$26.14

\$20.21

\$1.89

N Callaway R-I

N Callaway FPD

CC Gen Rev

Daniel Boone Library

RD & BRG

CCSS

State

Other

Disclaimer

Payments made today will not generate an immediate tax receipt. Transactions are processed on the next business day and are physically mailed to the address on file.

DM



PDF+PIN: 009+09-04.0-19.0-00-000-026.000

Callaway County

Mon, 10/7/2024, 4:56 AM Page 1

7559 STATE ROAD Z, FULTON

Deed: WEISER, VICTOR J.R. &amp; VERNA M. ESTATE

Map Area: North Callaway

Checks/Tags:

Contract:

Route: 000-000-000

Lister/Date:

CID#: 4257

Tax Dist: NC3

Review/Date:

DBA:

Plat Page:

Entry Status:

MLS:

Subdiv: NONE

Rural / Other

Legal: PT SE PT NE

## Land

Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres									
<b>Acre X Rate</b>						69,696.00	1.600									
Subtotal						69,696.00	1.600									
<b>Grand Total</b>						69,696.00	1.600									

## Street

## Utilities

## Zoning

## Land Use

<b>Acre X Rate</b>	None	None	Not Applicable	Not Applicable
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## Sales

## Building Permits

## Values

Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Appr	Agriculture	Residential	Comm/Other	Exempt
04/19/1999		D038	348/480						Land		\$10,500	\$0	
03/22/1999		D038							Dwlg		\$13,740	\$0	
									Total		\$24,240	\$0	
									Tax Val	\$24,240			

## Res. Structure

## Finish

## Plumbing

## Addition

## Garage

Occ. Code	101	Ttl Rooms Above #	6	Bedrooms Above #	0	Full Bath	1	Addition	No Additions	Garage	No garages
Occ. Descr.	Single-Family / Owner Occupied	Ttl Rooms Below #	0	Bedrooms Below #	0	Shower Stall Bath		Year Built		Style	
Year Built	1969					Toilet Room		EFA		W X L	
EFA / EFYr	48 / 1969					Lavatory		EFA Year		Area (SF)	
Arch. Dsgn	N/A	Foundation	None			Water Closet		Style		Year Built	
Style	Mfd Home (Double)	Exterior Walls	None			Sink		Area (SF)		EFA	
AreaSF/TLA	1,176 / 1,176	Roof	Fbgl / Dome			Shower Stall/Tub		Condition		EFF Year	
GLA 1st/2nd	1,176 / 0	Interior Finish	None			Mtl St Sh Bath		Bsmt (SF)		Condition	
		Flooring	None			Mtl Stall Shower		NoBsmt Flr(SF)		Bsmt (SF)	
		<b>Non-base Heating</b>		<b>Fireplace</b>		No Bathroom		Heat		Qtrs Over	
		Floor/Wall #	0			Wet Bar		AC		Qtrs Over (SF)	
		Pipeless #	0			Whirlpool Bathroom		Attic (SF)		Qtrs AC (SF)	
		Hand Fired (Y/N)	No			Whirlpool Tub					
Condition		Space Heat #	0			No Hot Water Tank				Door Opnrs	
		<b>Appliances</b>				No Plumbing				Stalls- Bsmt / Std	
		Range Unit		Built-In Vacuums		Sewer & Water Only					
Basement	None	Oven - Single		Intercom System		Water Only w/Sink					
No Bsmt Flr.	0	Oven - Double		BI Stereo(SpkrsOnly)		Hot Tub					
Heat	FHA - Gas	Dishwasher				Bidet					
AC	No	Microwave				Fbgl Service Sink					
Attic	None	Trash Compactor				Urinal					
		Jennair				Sauna					
		Security System				W'Pool Bath w/Shower					



Bldg / Addn	Description	Units				Year							
	101 — Single-Family / Owner Occupied												
P:1225	Mfd Home (Double)	1,176											
	Base Heat: FHA - Gas												
	#1 Porch: 1S Frame Open	192 SF											
	Deck #1: Wood Deck-Med	192 SF											

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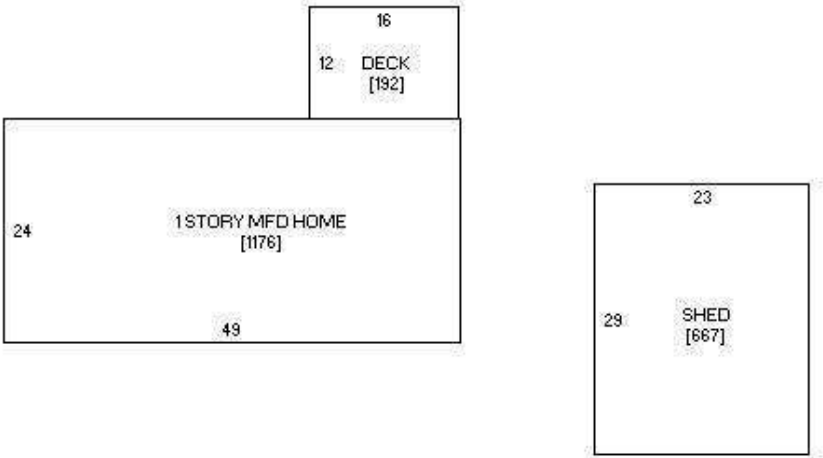
	Count	Ag Building Description	Units				Year								
	1	Shed 927-Shed	0' x 0'	667 SF			1967								

DMM

	Missouri Market Valuation	Value Type	Agricultural	Residential	Commercial / Other	Exempt	Total Value
		Land	\$0	\$10,500	\$0	\$0	\$10,500
		Building	\$0	\$13,740	\$0	\$0	\$13,740
		Totals	\$0	\$24,240	\$0	\$0	\$24,240

	Missouri Assessed Values	Value Type	Agricultural	Residential	Commercial / Other	Exempt	Total Value
		Land	\$0	\$1,995	\$0	\$0	\$1,995
		Building	\$0	\$2,611	\$0	\$0	\$2,611
		Percent	12%	19%	32%	100%	
		Totals	\$0	\$4,606	\$0	\$0	\$4,606

DMM



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Property Information

Parcel Number 09-04.0-19.0-00-000-026.000	Mailing Name & Address WEISER, VICTOR J.R. & VERNA M. ESTATE	Owner Name & Address WEISER, VICTOR J.R. & VERNA M. ESTATE
Tax Year 2024		
Alternate Parcel number	Assessed Value 4,610	Acreage 1.6000
Land Use -	Lot Size	Township CALLAWAY COUNTY
Property Class RURLIMP - RURAL IMPROVED	Tax Code NC3 - 1-R1-NCF	Tax Status Taxable
Net Taxable Value 4,610	Tax Rate 6.3762	Total Tax \$293.94

Pay Taxes

Site Address  
7559 STATE ROAD Z FULTON, MO 65251

Legal Description  
PT SE PT NE

Section/Township/Range  
19 / 48 / 08

Billing

Tax Billed	\$293.94
Penalty Billed	\$0.00
Cost Billed	\$0.00
Total Billed	\$293.94
Amount Paid	\$0.00
Total Unpaid	\$293.94

Tax Due Amounts

If paid in...	Amount due is...
December 2024	\$1,168.17
January 2025	\$1,213.02
February 2025	\$1,231.10
March 2025	\$1,260.34
April 2025	\$1,278.43
May 2025	\$1,296.49
June 2025	\$1,314.57
July 2025	\$1,332.65
August 2025	\$1,350.72
September 2025	\$1,368.80
October 2025	\$1,368.80
November 2025	\$1,368.80
December 2025	\$1,368.80

Tax Due amounts are for all unpaid years.  
See Payment History section for year-by-year details.

DMM

Payment History

Tax Year	Total Due	Total Paid	Amount Unpaid	Date Paid
2024	\$293.94	\$0.00	\$293.94	
2023	\$374.23	\$0.00	\$374.23	
2022	\$500.00	\$0.00	\$500.00	
2021	\$244.77	\$244.77	\$0.00	12/8/2021
2020	\$244.40	\$244.40	\$0.00	12/14/2020
2019	\$241.07	\$241.07	\$0.00	12/4/2019
2018	\$242.12	\$242.12	\$0.00	12/11/2018
2017	\$190.06	\$190.06	\$0.00	12/4/2017
2016	\$185.88	\$185.88	\$0.00	12/9/2016
2015	\$185.40	\$185.40	\$0.00	12/14/2015

Show 2 More (2)

No Assessments

Final Value	Land	Building	Total
Agriculture	0	0	0
Commercial	0	0	0
Residential	2,000	2,610	4,610
Total	2,000	2,610	4,610

Owner Information

Name	Tax Bill	Address
WEISER, VICTOR J.R. & VERNA M. ESTATE	Y	C/O DOROTHY M. MCDERMIT 7990 COUNTY ROAD 108 FULTON, MO, 65251-0000
WEISER, VICTOR J.R. & VERNA M. ESTATE	N	

Taxing Bodies

District	Tax Rate	Extension
N Callaway R-I	4.9302	\$227.28
N Callaway FPD	0.4605	\$21.23
CC Gen Rev	0.3343	\$15.41
Daniel Boone Library	0.2600	\$11.99
RD & BRG	0.2588	\$11.93
CCSS	0.0992	\$4.57
State	0.0300	\$1.38
Ambulance	0.0032	\$0.15
TOTAL	6.3762	\$293.94

N Callaway R-I	\$227.28
N Callaway FPD	\$21.23
CC Gen Rev	\$15.41
Daniel Boone Library	\$11.99
RD & BRG	\$11.93
CCSS	\$4.57
State	\$1.38
Ambulance	\$0.15

Disclaimer

Payments made today will not generate an immediate tax receipt. Transactions are processed on the next business day and are physically mailed to the address on file.

DMM





## WARRANTY DEED

348480

This Indenture, made on the 19<sup>th</sup> day of April, 1999, by and between Victor J.R. Weiser and Verna M. Weiser, his wife, of the County of Callaway, in the State of Missouri, Parties of the First Part, and Victor J.R. Weiser and Verna M. Weiser, husband and wife, as tenants by the entirety, of 200 Dawson St., Lot 21, Fulton, Callaway County, Missouri, Parties of the Second Part.

WITNESSETH, that the said Parties of the First Part, in consideration of the sum of Ten and no/100 Dollars and other good and valuable consideration, to them paid by the said Parties of the Second Part, the receipt and sufficiency of which is hereby acknowledged, do by these presents, GRANT, BARGAIN and 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 situated in the County of Callaway and the State of Missouri, to wit:

## TRACT 1:

All that part of the Northeast Quarter of Section Nineteen (19), Township Forty-eight (48) North, Range Eight (8) West, Callaway County, Missouri described as follows:

Commencing at an iron pin at the East Quarter corner of the above described section. Thence North 00 degrees 24 minutes 02 seconds East along the east line of said Section 19, 236.16 feet to an iron pin at a fence corner and the TRUE POINT OF BEGINNING. Thence continue North 00 degrees 24 minutes 02 seconds East along the East line of said Section 19, 1079.86 feet to an iron pin in a mound of stones at the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section 19, thence South 89 degrees 45 minutes 35 seconds West along a Quarter Quarter section line 975.50 feet to an iron pin; thence South 00 degrees 24 minutes 02 seconds West on a line parallel to the East line of said Section 19, 1035.22 feet to an iron pin in a fence line, thence South 42 degrees 17 minutes 21 seconds East along said fence line 72.63 feet to a stone as called for in survey by W. P. Divers, recorded in Survey Book R at page 195. Thence North 89 degrees 02 minutes 35 seconds East along an old fence line 367.67 feet to a 3/4 inch gas pipe. Thence North 89 degrees 16 minutes 48 seconds East along said fence line, 558.85 feet to the TRUE POINT OF BEGINNING. Containing 24.3 acres.

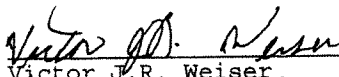
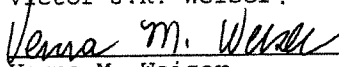
Subject to restrictions shown in Warranty Deed recorded in Book 250 at Page 657, Records of Callaway County, Missouri, and all other restrictions of record.

TRACT 2:

All of the following described land, to wit: From the Quarter Section corner on the east side of Section Nineteen (19), Township Forty-eight (48) North, Range Eight (8) West; thence South with the section line 177.5 feet to North Right-of-way line of State Route "Z"; thence West on North side of Route "Z" 116.3 feet; thence Northwesterly with said Right-of-way line, 241.6 feet to an axle the point of beginning; thence North with the Reed Dudley lot, 345.5 feet; thence South 88 degrees 27 minutes West 210 feet to a 1 1/2 inch gas pipe; thence South 0 degrees 15 minutes East 318.8 feet to a gas pipe on North Right-of-way of State Route "Z"; thence South 83 degrees 02 minutes East with said Right-of-way 210 feet to point of beginning; all in part of the Southeast Quarter and in part of the Northeast Quarter of Section Nineteen (19), Township Forty-eight (48) North, Range Eight (8) West in Callaway County, Missouri. Except that part conveyed to the State of Missouri for highway purposes.

TO HAVE AND TO HOLD the premises aforesaid, with the Rights, Privileges, Appurtenances and Immunities thereto belonging or in anyway appertaining, unto the said Parties of the Second Part and unto their heirs and assigns forever; The said Parties of the First Part hereby covenanting that they are lawfully seized of an Indefeasible Estate in Fee in the premises herein conveyed; that they have good right to convey the same; that the said premises are free and clear of any encumbrance done or suffered by them or those under whom they claim; and that they will warrant and defend the title to the said premises unto the said Parties of the Second Part, and unto their heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Parties of the First Part have hereunto set their hands and seals, the day and year first above written.

  
Victor J.R. Weiser.  
  
Verna M. Weiser

STATE OF MISSOURI     )  
                              ) SS.  
COUNTY OF CALLAWAY    )

On this 19th day of April, 1999, before me personally appeared Victor J.R. Weiser and Verna M. Weiser, his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the

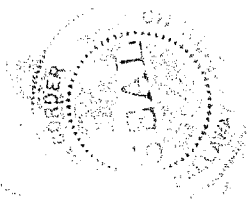
same as their free act and deed.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal at my office in Fulton, Missouri, the day and year first above written.

  
NOTARY PUBLIC Bonnie Salmon



My commission expires 12-18-2002



STATE OF MISSOURI }  
COUNTY OF CALLAWAY } SS  
I, RECORDER OF SAID COUNT AND STATE, DO HEREBY  
CERTIFY THAT THIS INSTRUMENT WAS FILED AT 2  
O'CLOCK 05 MIN. P M. ON  
April 22 19 99  
AND IS RECORDED IN BOOK 348 ON PAGE 480  
WITNESS MY HAND AND SEAL OF OFFICE.  
Kenneth Dillon  
BY Angie Romaker RECORDER  
ANGIE ROMAKER

Property Information

Parcel Number

09-04.0-19.0-00-000-026.000

Mailing Name & Address

WEISER, VICTOR J.R. & VERNA M. ESTATE

Owner Name & Address

WEISER, VICTOR J.R. & VERNA M. ESTATE

Tax Year

2024

Alternate Parcel number

Assessed Value

4,610

Acreage

1.6000

Land Use

-

Lot Size

Township

CALLAWAY COUNTY

Property Class

RURLIMP - RURAL IMPROVED

Tax Code

NC3 - 1-R1-NCF

Tax Status

Taxable

Net Taxable Value

4,610

Tax Rate

6.3762

Total Tax

\$357.20

Site Address

7559 STATE ROAD Z FULTON, MO 65251

Legal Description

PT SE PT NE

Section/Township/Range

19 / 48 / 08

Pay Taxes

Billing	
Tax Billed	\$293.94
Penalty Billed	\$63.26
Cost Billed	\$0.00
Total Billed	\$357.20
Amount Paid	\$0.00
Total Unpaid	\$357.20

Tax Due Amounts	
If paid in...	Amount due is...
April 2025	\$1,278.43
May 2025	\$1,296.49
June 2025	\$1,314.57
July 2025	\$1,332.65
August 2025	\$1,350.72
September 2025	\$1,368.80
October 2025	\$1,368.80
November 2025	\$1,368.80
December 2025	\$1,368.80
Tax Due amounts are for all unpaid years.	
See Payment History section for year-by-year details.	

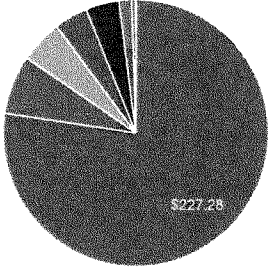
Payment History				
Tax Year	Total Due	Total Paid	Amount Unpaid	Date Paid
2024	\$357.20	\$0.00	\$357.20	
2023	\$399.01	\$0.00	\$399.01	
2022	\$522.22	\$0.00	\$522.22	
2021	\$244.77	\$244.77	\$0.00	12/8/2021
2020	\$244.40	\$244.40	\$0.00	12/14/2020
2019	\$241.07	\$241.07	\$0.00	12/4/2019
2018	\$242.12	\$242.12	\$0.00	12/11/2018
2017	\$190.06	\$190.06	\$0.00	12/4/2017
2016	\$185.88	\$185.88	\$0.00	12/9/2016
2015	\$185.40	\$185.40	\$0.00	12/14/2015
Show 2 More (2)				

No Assessments			
Final Value	Land	Building	Total
Agriculture	0	0	0
Commercial	0	0	0
Residential	2,000	2,610	4,610
Total	2,000	2,610	4,610

Owner Information		
Name	Tax Bill	Address
WEISER, VICTOR J.R. & VERNA M. ESTATE	Y	C/O DOROTHY M. MCDERMIT 7990 COUNTY ROAD 108 FULTON, MO, 65251-0000
WEISER, VICTOR J.R. & VERNA M. ESTATE	N	

☰ Taxing Bodies

District	Tax Rate	Extension
N Callaway R-I	4.9302	\$227.28
N Callaway FPD	0.4605	\$21.23
CC Gen Rev	0.3343	\$15.41
Daniel Boone Library	0.2600	\$11.99
RD & BRG	0.2588	\$11.93
CCSS	0.0992	\$4.57
State	0.0300	\$1.38
Ambulance	0.0032	\$0.15
TOTAL	6.3762	\$293.94



- N Callaway R-I
- N Callaway FPD
- CC Gen Rev
- Daniel Boone Library
- RD & BRG
- CCSS
- State
- Other

Disclaimer

Payments made today will not generate an immediate tax receipt. Transactions are processed on the next business day and are physically mailed to the address on file.



Address: 7559 STATE ROAD Z  
PIN: 09-04.0-19.0-00-000-026.000  
Acreage: 1.6  
Value: 24,240  
Owner: WEISER, VICTOR J.R. & VERNA M. ESTATE  
Class: Other

992658

348213<sup>Per</sup>

IN THE CIRCUIT COURT OF CALLAWAY COUNTY, MISSOURI

IN THE ESTATE OF:	)	
RONALD ARTHUR HUTCHINGS,	)	ESTATE NO.: CV796-186P
Deceased.	)	
	)	
VERNA MERYLE HUTCHINGS WEISER,	)	
Petitioner,	)	
	)	
v.	)	
	)	
DALTON JAMES HUTCHINGS, A Minor, and	)	
VELVET RENEE MULLINS,	)	
Respondents.	)	

SHERIFF'S DEED IN PARTITION

Know All Men By These Presents:

Whereas, on the 14th day of January, 1999, the Circuit Court of Callaway County, Missouri, in a certain suit pending in that Court, wherein, Verna Meryle Hutchings Weiser was Petitioner, and Dalton James Hutchings and Velvet Renee Mullins were Respondents, being Case No: CV796-186P, judgment was entered for the partition of the following described real estate, situate lying and being in the County of Callaway and State of Missouri, towit:

TRACT 1:

All that part of the Northeast Quarter of Section Nineteen (19), Township Forty-eight (48) North, Range Eight (8) West, Callaway County, Missouri described as follows:  
Commencing at an iron pin at the East Quarter corner of the above described section. Thence North 00 degrees 24 minutes 02 seconds East along the east line of said Section 19, 236.16 feet to an iron pin at a fence corner and the TRUE POINT OF BEGINNING. Thence continue North 00 degrees 24 minutes 02 seconds East along the East line of said Section 19, 1079.86 feet to an iron pin in a mound of stones at the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section 19, thence South 89 degrees 45 minutes 35 seconds West along a Quarter Quarter section line 975.50 feet to an iron pin; thence South 00 degrees 24 minutes 02 seconds West on a line parallel to the East line of said Section 19, 1035.22 feet to an iron pin in a fence line, thence South 42 degrees 17 minutes 21 seconds East along said fence line 72.63 feet to a stone as called for in survey by W. P. Divers, recorded in Survey Book R at page 195. Thence North 89 degrees 02 minutes 35 seconds East along an old fence line 367.67 feet to a 3/4 inch gas pipe. Thence North 89 degrees 16 minutes 48 seconds East along said fence line, 558.85 feet to the TRUE POINT OF BEGINNING. Containing 24.3 acres.

Subject to restrictions shown in Warranty Deed recorded in Book 250 at Page 657, Records of Callaway County, Missouri, and all other restrictions of record.

TRACT 2:

All of the following described land, to wit: From the Quarter Section corner on the east side of Section Nineteen (19), Township Forty-eight (48) North, Range Eight (8) West; thence South with the section line 177.5 feet to North Right-of-way line of State Route "Z"; thence West on North side of Route "Z" 116.3 feet; thence Northwesterly with said Right-of-way line, 241.6 feet to an axle the point of beginning; thence North with the Reed Dudley lot, 345.5 feet; thence South 88 degrees 27 minutes West 210 feet to a 1 1/2 inch gas pipe; thence South 0 degrees 15 minutes East 318.8 feet to a gas pipe on North Right-of-way of State Route "Z"; thence South 83 degrees 02 minutes East with said Right-of-way 210 feet to point of beginning; all in part of the Southeast Quarter and in part of the Northeast Quarter of Section Nineteen (19), Township Forty-eight (48) North, Range Eight (8) West in Callaway County, Missouri. Except that part conveyed to the State of Missouri for highway purposes.

The court did decree that partition of said land be made among the parties, according to their respective interests, and it appearing to the court that said land could not be divided in kind among the parties therein without great prejudice to the owners, it was ordered and decreed by the court that the Sheriff of Callaway County proceed to advertise and sell the same according to law; all of which facts and orders of court fully appear from the records of said court.

And whereas, a certified copy of said order of sale was duly made out by the Clerk of the Court and delivered to me, Harry Lee, the Sheriff of said County; and

Whereas, in obedience of that order of sale, I, Harry Lee, Sheriff, did cause the said real estate to be advertised for sale for a period of once a week for four consecutive weeks on the same day of the week for each publication, by advertisement in the Fulton Sun Gazette, a newspaper printed and published in the County of Callaway, containing a particular description

of the real estate to be sold and stating the time and place, and terms of sale, as shown by the affidavit of publication which is attached hereto; and

Whereas, in obedience and conformity to that order of sale and advertisement aforesaid, I, the Sheriff of said county, did on the 22nd day of March, 1999, between the hours of nine o'clock in the forenoon and five o'clock in the afternoon, and more specifically at 1:00 o'clock P.M. of that day, proceed to offer and expose to sale the real estate above described, at the north front courthouse door in the City of Fulton, Callaway County, Missouri, at public auction, to the highest bidder, on the following terms, cash of ten percent (10%) of the purchase price on the date of the sale, with the balance on delivery of deed within ten (15) days thereafter; all as directed in the order of sale; and having so offered and exposed the same for sale as aforesaid, and Victor J.R. Weiser, being the best and highest bidder for the above described real estate, became the purchaser thereof, for the price and sum of Fifty Thousand Dollars (\$50,000.00).

And whereas, Victor J.R. Weiser has fully paid to me the full amount of money by her bid as aforesaid, for the last above described real estate.

Now, Therefore, Know All Men By These Presents, That I, Harry Lee, Sheriff of Callaway County, Missouri, for and in consideration of the premises, and of said sum of Fifty Thousand Dollars (\$50,000.00) to me in hand paid, do Assign, Transfer and Convey, and Set Over unto the said Victor J.R. Weiser, and his heirs and assigns, the real estate last above described.

To Have and To Hold the Same, with the appurtenances, unto the said Victor J.R. Weiser, and his heirs and assigns, forever, as fully and effectively as I, the said Sheriff of said county, by the power and authority in me vested in the premises, as such Sheriff, can sell and convey the same.

7559 St. Rd Z. Fulton, Mo 65251

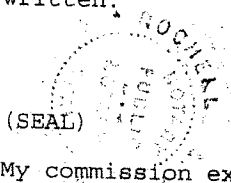
In Testimony Whereof, I, the Sheriff, have hereunto subscribed my name  
this 6th day of April, 1999.

Harry Lee  
Harry Lee, Sheriff  
Callaway County, Missouri

STATE OF MISSOURI )  
COUNTY OF CALLAWAY ) SS.

On this 6th day of April, 1999, before me personally appeared Harry  
Lee, Sheriff of Callaway County, Missouri, to me known to be the person  
described in and who executed the foregoing instrument, and acknowledged that  
he executed the same as his free act and deed as such Sheriff.

In Testimony Whereof, I have hereunto set my hand and affixed my  
official seal at my office in Fulton, Missouri, the day and year first above  
written.



Rochelle L. Zerr  
Notary Public Rochelle L. Zerr

My commission expires 10-1-2000

PUBLISHER'S AFFIDAVIT

Riley & Dunlap  
STATE OF MISSOURI,  
Jss.  
COUNTY OF CALLAWAY)

Mike Vivion being duly sworn, according to law, says he/she is Sec./Treas. of the Fulton Sun Gazette, Publisher of the Fulton Sun Gazette.

a newspaper printed and published in the County of Callaway, and State aforesaid; that said newspaper has been published continuously for more than three years; and that the notice hereto attached was published in said paper in compliance with the provisions of Section 493.050.

R.S. of Mo. for 1949 for 4 insertions as follows:

1st insertion, No. 1 12th day of Feb. 19 99

2nd insertion, No. 2 19th day of Feb. 19 99

3rd insertion, No. 3 26th day of Feb. 19 99

4th insertion, No. 4 5th day of March 19 99

5th insertion, No. 5 day of March 19 99

Fee: \$394.40

Subscribed and sworn to before me this 5th day of March 19 99

Notary Public.

My term as Notary Public expires December 22, 2002

IN THE CIRCUIT COURT OF  
CALLAWAY COUNTY, MISSOURI

ESTATE NO. CV796-186P  
IN THE ESTATE OF:  
RONALD ARTHUR HUTCHINGS,  
Deceased

VERNA MERYLE HUTCHINGS,  
WEISER

Petitioner,

V.  
DALTON JAMES HUTCHINGS, A Minor  
and VELVET RENEE MULLINS,  
Respondents.

NOTICE OF SALE IN PARTITION

Take notice that on the Order of the Circuit Court of Callaway County, Missouri, on Monday, March 22, 1999, at 1:00 p.m., at the north front door of the Callaway County Courthouse, in Fulton, Callaway County, Missouri, I, Harry Lee, the Sheriff of Callaway County, Missouri, will sell to the highest bidder, the real property located in Callaway County, Missouri, described as follows:

TRACT 1:

All that part of the Northeast Quarter (NE 1/4), Section Nineteen (19), Township Forty-eight North (48N), Range Eight West (8W), Callaway County, Missouri described as follows:  
Commencing at an iron pin at the EAST 1/4 corner of the above described section. Thence N00 degrees 24' 02" East along the East line of Section 19, 236.16 feet to an iron pin at a fence corner and the TRUE POINT OF BEGINNING. Thence continue N00 degrees 24' 02" East along the East line of Section 19, 1079.86 feet to an iron pin in a mound of stones at the Northeast corner, Southeast Quarter (SE 1/4), Northeast Quarter (NE 1/4) said Section 19. Thence South 89 degrees 45' 35" West along a Quarter (1/4) Quarter (1/4) section line 975.50 feet to an iron pin. Thence South 00 degrees 24' 02" West on a line parallel to the East line of said Section 19, 1035.22 feet to an iron pin in a fence line. Thence South 42 degrees 17' 21" East along said fence line 72.63 feet to a stone as called for in survey by W.P. Divers, recorded in Book R, Page 195. Thence North 89 degrees 02' 35" East along an old fence line 367.67 feet to a 3/4" gas pipe. Thence North 89 degrees 16' 48" East along said fence line, 558.85 feet to

the TRUE POINT OF BEGINNING. Containing 24.3 acres. Restricted as follows: Said property to be restricted solely to agricultural and residential use and for no other purpose. Grantees specifically agree that there will be No Commercial or Business Use, No Mobile Homes, No Junk Yards; All Dwellings to have a minimum living space of Twelve Hundred (1200) square feet.

TRACT 2:

All of the following described land, to wit: From the Quarter Section corner on the east side of Section nineteen (19), Township Forty-eight (48) North, Range Eight (8) West; thence South with section line 177.5 feet to North Right-of-way line of State S. "Z"; thence West on North side of Route "Z" 116.3 feet; thence Northwesterly with said Right-of-way line 241.6 feet to an axle point of beginning; thence North with the Reed Dudley lot 345.5 feet; thence South 88 degrees 27 minutes West 210 feet to a 1 1/2 inch gas pipe; thence South 0 degrees 15 minutes East 318.8 feet to a gas pipe on North Right-of-way of State S. "Z"; thence South 83 degrees 02 minutes East with said Right-of-way 210 feet to point of beginning; all in part of the Southeast Quarter and in part of the Northeast Quarter of Section Nineteen (19), Township Forty-eight (48) North, Range Eight (8) West and containing 1 6/10 acres, more or less.  
Except that part conveyed to the state of Missouri for highway purposes

STATE OF MISSOURI }  
COUNTY OF CALLAWAY } ss

I, RECORDER OF SAID COUNT AND STATE, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT 10 O'CLOCK 31 MIN. 11 M. ON 19 99

AND IS RECORDED IN BOOK 348 ON PAGE 213  
WITNESS MY HAND AND SEAL OF OFFICE.

Kenneth Dillon RECORDER  
BY Kenneth Dillon D.R.

Property Information

Parcel Number

09-04.0-19.0-00-000-020.000

Tax Year

2024 ▾

Alternate Parcel number

Land Use

-

Property Class

RURLIMP - RURAL IMPROVED

Net Taxable Value

410

Site Address

7559 STATE ROAD Z KINGDOM CITY, MO 65262

Legal Description

PT SE NE

Section/Township/Range

19 / 48 / 08

Mailing Name & Address

WEISER, VICTOR J.R. & VERNA M. ESTATE

Assessed Value

410

Lot Size

Tax Code

NC3 - 1-R1-NCF

Tax Rate

6.3762

Owner Name & Address

WEISER, VICTOR J.R. & VERNA M. ESTATE

Acreage

23.0000

Township

CALLAWAY COUNTY

Tax Status

Taxable

Total Tax

\$41.94

Pay Taxes

Billing	
Tax Billed	\$26.14
Penalty Billed	\$15.80
Cost Billed	\$0.00
Total Billed	\$41.94
Amount Paid	\$0.00
Total Unpaid	\$41.94

Tax Due Amounts	
If paid in...	Amount due is...
April 2025	\$252.03
May 2025	\$253.70
June 2025	\$255.35
July 2025	\$257.02
August 2025	\$258.67
September 2025	\$260.33
October 2025	\$260.33
November 2025	\$260.33
December 2025	\$260.33
Tax Due amounts are for all unpaid years.	
See Payment History section for year-by-year details.	

https://www.callawaycollector.com/parcel/view/0904019000000020000/2024

1/3

Payment History

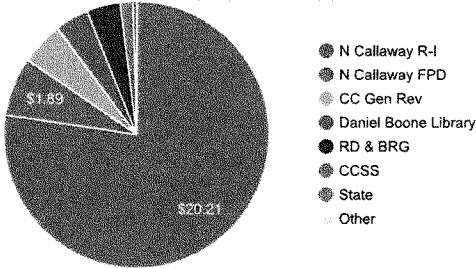
Tax Year	Total Due	Total Paid	Amount Unpaid	Date Paid
2024	\$41.94	\$0.00	\$41.94	
2023	\$45.82	\$0.00	\$45.82	
2022	\$164.27	\$0.00	\$164.27	
2021	\$24.06	\$24.06	\$0.00	12/13/2021
2020	\$24.25	\$24.25	\$0.00	12/14/2020
2019	\$23.69	\$23.69	\$0.00	12/4/2019
2018	\$25.55	\$25.55	\$0.00	12/11/2018
2017	\$22.32	\$22.32	\$0.00	12/4/2017
2016	\$22.05	\$22.05	\$0.00	12/9/2016
2015	\$21.99	\$21.99	\$0.00	12/14/2015
Show 2 More (2)				

No Assessments				
Final Value	Land	Building	Total	
Agriculture	410	0	410	
Commercial	0	0	0	
Residential	0	0	0	
Total	410	0	410	

Owner Information		
Name	Tax Bill	Address
WEISER, VICTOR J.R. & VERNA M. ESTATE	Y	C/O DOROTHY M. MCDERMIT 7990 COUNTY ROAD 108 FULTON, MO, 65251-0000
WEISER, VICTOR J.R. & VERNA M. ESTATE	N	

☰ Taxing Bodies

District	Tax Rate	Extension
N Callaway R-I	4.9302	\$20.21
N Callaway FPD	0.4605	\$1.89
CC Gen Rev	0.3343	\$1.37
Daniel Boone Library	0.2600	\$1.07
RD & BRG	0.2588	\$1.06
CCSS	0.0992	\$0.41
State	0.0300	\$0.12
Ambulance	0.0032	\$0.01
TOTAL	6.3762	\$26.14



Disclaimer

Payments made today will not generate an immediate tax receipt. Transactions are processed on the next business day and are physically mailed to the address on file.



## WARRANTY DEED

THIS INDENTURE, Made on the \_\_\_\_\_ day of \_\_\_\_\_ A. D. One Thousand  
 Nine Hundred and Seventy-nine by and between Marcile Hickman and Jessie Clyde  
Hickman, husband and wife, Jerry Dale Shay and Elizabeth Anne Shay, husband  
and wife, and Paul Dean Shay and Kathryn Lenora Shay, husband and wife,  
 of the County of Callaway in the State of Missouri & Illinois parties of the First  
 Part, and Ronald A. Hutchings and Verna M. Hutchings, husband and wife,

of the County of Callaway in the State of Missouri, parties of the Second Part.

WITNESSETH, That the said parties of the First Part, in consideration of the sum of TEN DOLLARS AND  
OTHER GOOD, VALUABLE AND ADEQUATE CONSIDERATIONS \* \* \* \* \* Dollars

to them paid by the said parties of the Second part, the receipt of which is hereby acknowledged, do  
 by these present, GRANT, BARGAIN and 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 Callaway and State of Missouri to wit:

All that part of the Northeast Quarter (NE 1/4), Section Nineteen (19),  
 Township Forty-eight North (48N), Range Eight West (8W), Callaway County,  
 Missouri described as follows:

Commencing at an iron pin at the EAST 1/4 corner of the above described  
 section. Thence N00° 24' 02" East along the east line of Section 19,  
 236.16 feet to an iron pin at a fence corner and the TRUE POINT OF  
 BEGINNING. Thence continue N00° 24' 02" East along the East line of  
 Section 19, 1079.86 feet to an iron pin in a mound of stones at the North-  
 east corner, Southeast Quarter (SE 1/4), Northeast Quarter (NE 1/4) said  
 Section 19. Thence South 89° 45' 35" West along a Quarter (1/4) Quarter  
 (1/4) section line 975.50 feet to an iron pin. Thence South 00° 24' 02"  
 West on a line parallel to the East line of said Section 19, 1035.22 feet  
 to an iron pin in a fence line. Thence South 42° 17' 21" East along said  
 fence line, 72.63 feet to a stone as called for in survey by W. P. Divers,  
 recorded in Book R, page 195. Thence North 89° 02' 35" East along an old  
 fence line 367.67 feet to a 3/4" gas pipe. Thence North 89° 16' 48" East  
 along said fence line, 558.85 feet to the TRUE POINT OF BEGINNING.

Containing 24.3 acres.

Restricted as follows: Said property to be restricted solely to  
 agricultural and residential use and for no other purpose.

Grantees specifically agree that there will be No Commercial or Business  
 Use, no Mobile Homes, No Junk Yards; All Dwellings to have a  
 minimum living space of Twelve Hundred (1200) square feet.

all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the First Part have hereunto set their hands and seal, the day and year first above written

*John H. H. H.*

STATE OF MISSOURI  
County of Callaway } ss On this 6th day of August, 1979.

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

Doris McCray Notary Public

his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

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

✓ My term expires June 24 1981  
Helen B. Peschel  
Helen B. Peschel Notary Public

STATE OF MISSOURI } ss                      On this 6th day of August, 1979  
County of Callaway }  
before me personally appeared Paul Dean Shay and Kathryn Lenora Shay,  
his wife,

to me known to be the person..... described in and who executed the foregoing instrument, and acknowledged that they..... executed the same as their..... free act and deed. ~~And he said~~.....

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

My term expires August 25, 1980

Doris McCray Notary Public

STATE OF MISSOURI ) ss.  
County of Callaway )

**Glenn Massey**

**Witness** \_\_\_\_\_, **Recorder**

of Deeds, within and for the County and State aforesaid, do hereby certify that the within instrument was filed for record in my office on the 15 day of Aug. A. D., 1979, at 10 o'clock and 55 minutes A. M. and has been duly recorded in book 250 on page 457.

Witness my hand and official seal at  
office in Fulton the day and year afore-  
said.

Glenn Massie

**Glenn McCoy**  
Recorder

By William J. McDonald D. R.

# WARRANTY DEED

**FROM**

**TO**

CONFIDENTIAL

7010

**EXD 111**