

BENEFICIARY DEED

THIS DEED, made this 9th day of April, 2001, wherein Richard L. Jennings and Judy V. Jennings, husband and wife, of the County of Gentry, State of Missouri, without consideration do by these presents GRANT AND ASSIGN, CONVEY AND CONFIRM unto GRANTEE BENEFICIARIES named as follows: Brent O. Jennings and Alec N. Jennings (mailing address of the first-named Grantee is: 408 East 10th Street, Stanberry, Missouri 64489), in equal, undivided shares, as tenants in common, the following-described real estate, situated in the County of Gentry, State of Missouri, to-wit:

The South Half (S $\frac{1}{2}$) of the Southwest Fractional Quarter; the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) and Three (3) acres out of the Southeast corner of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), all in Section Thirty-one (31), in Township Sixty-four (64), of Range Thirty-two (32), subject to that part conveyed to the State of Missouri for Highway purposes and containing 95 acres, \pm ;

The East Half (E $\frac{1}{2}$) of the West Half (W $\frac{1}{2}$) of Section Twenty (20) and the West Half (W $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty (20), in Township Sixty-four (64), of Range Thirty-two (32);

✓ The West Half (W $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Nine (9), Township Sixty-two (62), Range Thirty-two (32), except the South 1,030 feet thereof; Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Four (4), Township Sixty-two (62), Range Thirty-two (32), except commencing at the Northwest corner of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) thence running due East 1,320 feet, thence South 421 feet to the North line of the Stanberry Drainage Ditch, thence Northwest along the North line of said drainage ditch to the place of beginning, containing 34.19 acres; the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Four (4), Township Sixty-two (62), Range Thirty-two (32), except commencing at the Northwest corner of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), thence running due East 1,320 feet, thence South 705 feet to the North line of the Stanberry Drainage Ditch, thence running Northwest along the said North line of the Drainage Ditch to a point 421 feet South of the Northwest corner of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), thence North 421 feet to the place of beginning, containing 21.67 acres; containing in all 135.86 acres \pm except right-of-way of drainage ditch containing 8.007 acres \pm ; all that tract of land lying South of the Main Ditch of the Stanberry Drainage District and West of the Walnut fork lateral drainage ditch being part of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Four (4), Township Sixty-two (62), Range Thirty-two (32); the East Half (E $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) and the West Half (W $\frac{1}{2}$) of the West Half (W $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$), all in Section Nine (9), Township Sixty-two (62), Range Thirty-two (32);

Commencing at the Southwest Corner of the East Half (E $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty (20), Township Sixty-four (64), Range Thirty-two (32), thence East along section line 328 feet to the true point of beginning, thence North 288 feet, thence East 187 feet, thence South 288 feet, thence West along section line 187 feet to the true point of beginning.

Lot Five (5), Regal Pointe Subdivision, a subdivision located in the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Five (5), Township Sixty-two (62), Range Thirty-two (32) in Stanberry, Missouri

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging unto the said Grantee Beneficiaries, their heirs and assigns forever.

THIS BENEFICIARY DEED IS EXECUTED PURSUANT TO SECTION 461.025, MISSOURI REVISED STATUTES. IT IS NOT EFFECTIVE TO CONVEY TITLE TO THE ABOVE DESCRIBED REAL ESTATE UNTIL THE DEATH OF THE LAST TO DIE OF GRANTORS. This deed is subject to revocation and change in the manner provided by law.

In Witness Whereof, Grantors have executed this beneficiary deed on the day and year first above written.

Richard L. Jennings
Richard L. Jennings

Judy V. Jennings
Judy V. Jennings

STATE OF MISSOURI)
) ss.
COUNTY OF NODAWAY)

On this 9th day of April, 2001, before me personally appeared Richard L. Jennings and Judy V. Jennings, husband and wife, known to me to be the persons described in and who executed the foregoing beneficiary deed and acknowledged to me that they executed the same as their free act and deed for the purposes therein stated.

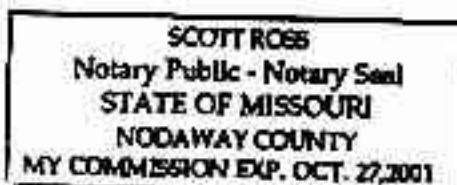
IN TESTIMONY WHEREOF, I have set my hand and affixed my official seal in the County and State aforesaid, on the day and year above written.

(SEAL)

Scott Ross
Notary Public

(SEAL)

My commission expires:



IN THE RECORDER'S OFFICE

STATE OF MISSOURI)
) ss.
COUNTY OF GENTRY)

I, _____ Recorder of said County, do hereby certify that the within instrument of writing was, on the _____ day of _____, A.D. 2001, _____ o'clock _____ minutes _____ M., duly filed for record in this office and is recorded in the Records of this office, in Book _____ at Page _____.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Albany, Missouri, this _____ day of _____, 2001.

Recorder

Deputy

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FILED FOR RECORD

BOOK 422 PAGE 136

2001 APR 12 AM 7:40

JOHN W. GENTLE, RECORDER
GENTRY

M. E. Gentry