

Parcel

Parcel ID 18-10-02-001-001-003.000
Property Address GRETNA RD
Tax Code 4CXB
Sec/Twp/Rng 2/22/22
Brief Tax Description PT PL 2 NWNE4; CITY OF BRANSON
(Note: Not to be used on legal documents)
School District Branson
Fire District N/A
City Branson
Deed Book/Page/Date 2020-17982 (2020-07-07)

Owner

[ELEVATE BRANSON](#)
1440 ST HWY 248 STE Q 442
BRANSON, MO 65616

Land

Lot Dimensions
Lot Area 5.040 Acres

Valuation

	Improvements	Land	Total	Assessed Total
Agricultural	\$0.00	\$0.00	\$0.00	\$0.00
Commercial	\$0.00	\$470,000.00	\$470,000.00	\$150,400.00
Residential	\$0.00	\$0.00	\$0.00	\$0.00
Total				\$150,400.00

No data available for the following modules: Improvements.

Taney County makes no warranties, expressed or implied, as to the use of the data.

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Last Data Upload: 3/15/2022, 10:49:20 PM

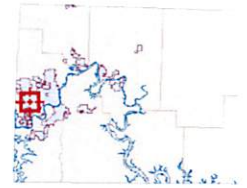
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 **Schneider**
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Version 2.3.179





Overview



Legend

-  Parcels
-  Roads
-  Lakes
-  Corporate Limits

Parcel ID	18-10-02-001-001-003.000	Alternate ID	n/a	Owner Address	ELEVATE BRANSON
Sec/Twp/Rng	2-22-22	Class	n/a		1440 ST HWY 248 STE Q 442
Property Address	GRETNA RD	Acreage	n/a		BRANSON, MO 65616
District	4CXB				
Brief Tax Description	PT PL 2 NWNE4; CITY OF BRANSON				
	(Note: Not to be used on legal documents)				

Date created: 3/16/2022
Last Data Uploaded: 3/15/2022 11:49:20 PM

Developed by  **Schneider**
GEOSPATIAL

2020L17982
07/14/2020 08:43:33AM
REC FEE: \$30.00
NON-STD FEE:
PAGES: 3
REAL ESTATE DOCUMENT
TANEY COUNTY, MISSOURI
RECORDERS CERTIFICATION
JODY C. STAHL

TRUSTEE'S WARRANTY DEED

THIS DEED, made and entered into this 7th day of July, 2020 by and between
J. AUSTIN HERSCEND, TRUSTEE OF THE JACK HERSCEND 1998 EXEMPT
FAMILY TRUST, not individually, but solely in his capacity as TRUSTEE, as First Party
(Grantor) and ELEVATE BRANSON, A MISSOURI NONPROFIT CORPORATION, as
Second Party (Grantee).

Mailing address of Second Party is: 440 State Hwy 248 Ste Q442
Branson, MO 65616

First Party warrants that he is the duly appointed, qualified and currently acting Trustee under the
Trust Agreement and that such agreement and all the powers contained therein remain in full
force and effect,

First Party further warrants that he is empowered with the power of sale, enabling Trustees to
sell the property described below,

First Party further warrant that there are no other provisions in said trust agreements which limit
the aforementioned powers nor are there any provisions in said Agreement by which Grantors
retained or gave to any other person or organization the right to negate, consent or approve of the
sale by Trustee of the real estate hereinafter described.


NOW THEREFORE, First Party, for and in consideration of the sum of ONE AND NO/100
Dollars(\$1.00) and other good and valuable consideration, paid by the said Second Parties, receipt
of which is hereby acknowledged, does by these presents, grant, bargain, and sell, convey and
confirm to the parties of the second part the following described land situated in the County of
TANEY State of Missouri, to-wit:

SEE LEGAL DESCRIPTION ON THE ATTACHED EXHIBIT

TO HAVE AND TO HOLD the same with all rights, immunities, privileges, and appurtenances thereto belonging unto the Second Party and their successors and assigns forever, the said

J. AUSTIN HERSCEND, Trustee, hereby covenanting he will warrant and defend the title to the premises hereby conveyed unto the Second Parties and his successors and assigns against the lawful claims and demands of all persons whomsoever, except for taxes for the year 2020 and thereafter and any restrictions, easements, reservations, zoning laws or ordinances of record.

IN WITNESS WHEREOF, The said First Party hereunto caused this instrument to be executed the day and year first above written.


J. AUSTIN HERSCEND TRUSTEE OF THE
JACK HERSCEND 1998 EXEMPT FAMILY TRUST

STATE OF MISSOURI)
COUNTY OF GREENE)

On this 10 day of July 2020, before me personally appeared J. AUSTIN HERSCEND, TRUSTEE, 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 in his fiduciary capacity.

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



, Notary Public



EXHIBIT A

ALL THAT PART OF THE WEST HALF (W½) OF LOT TWO (2) OF THE NORTHEAST FRACTIONAL QUARTER (NEFRL¼) IN SECTION TWO (2), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE TWENTY-TWO (22) WEST, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 1608.26 FEET WEST AND 377.88 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 89°46' WEST 433.22 FEET TO THE EASTERLY RIGHT-OF-WAY OF A PUBLIC ROAD (GRETNA ACCESS ROAD); THENCE NORTH 8°11.5' WEST ON A 19.4862 DEGREE CURVE TO THE RIGHT 40.11 FEET; THENCE NORTH 0°14' WEST 308.35 FEET; THENCE ON A 20.4608 DEGREE CURVE TO THE RIGHT 160.24 FEET; THENCE NORTH 89°46' EAST 391.38 FEET; THENCE SOUTH 0°14' EAST 500 FEET TO THE POINT OF BEGINNING; ALL IN TANEY COUNTY, MISSOURI.