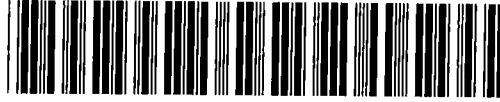


RECORDER'S CERTIFICATION  
JACKSON COUNTY, MISSOURI  
02/10/2010 02:12:14 PM

INSTRUMENT TYPE: WD FEE: \$27.00 3 Pages



INSTRUMENT NUMBER/BOOK & PAGE:

2010E0013601



ROBERT T. KELLY, DIRECTOR, RECORDER OF DEEDS

*Above Line for Recorder Use Only*

Document Title: **Missouri Special Warranty Deed**

Grantor(s): **Trinity Real Estate Development, Inc.,  
a Missouri corporation**

Grantor's Statutory Address: 3171 NE Carnegie Drive, Suite 119  
Lee's Summit, Missouri 64064

Grantee(s): **Jackson County, Missouri**

Grantee's Statutory Address: 415 East 12<sup>th</sup> Street  
Kansas City, Mo. 64106

Date of Document: July 7, 2009

Legal Description: See Exhibit A, page 3

Reference Book and Page: N/A

FILED  
FEB 17 2010

MISSOURI  
COUNTY CLERK

**MISSOURI SPECIAL WARRANTY DEED**

THIS DEED is executed on July 7, 2009, by **Trinity Real Estate Development, Inc.**, a Missouri corporation ("Grantor"), to **Jackson County, Missouri**, a political subdivision of the State of Missouri ("Grantee"), whose statutory address is set out above.

In consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, paid to Grantor by Grantee, Grantor sells and conveys to the Grantee and the Grantee's successors and assigns the real property described on attached Exhibit A, together with all right, title and interest of the Grantor in and to: (i) any alleys, streets, ways, strips or gores abutting or adjoining the land; and (ii) all buildings, structures, improvements and fixtures located on such real property (collectively, the "Property"), lying, being and situate in Jackson County, State of Missouri, subject to all easements, restrictions, reservations, covenants and conditions which are of record, and taxes for 2009 and subsequent years.

TO HAVE AND TO HOLD the Property, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the Grantee and unto Grantee's successors and assigns forever. Grantor covenants that: (i) Grantor is lawfully seized of an indefeasible fee of the Property; (ii) Grantor has good right to convey the Property; (iii) except for easements, restrictions, reservations, covenants and conditions of record and taxes for 2009, the Property is free and clear from any encumbrance done or suffered by the Grantor; and (iv) Grantor will warrant and defend the title to the Property unto the Grantee and unto the Grantee's successors and assigns forever against the lawful claims and demands of all persons claiming under the Grantor.

Grantor has executed this deed the day and year first above written.

**Trinity Real Estate Development, Inc.**

{Seal}

By: David Barney  
David Barney, President

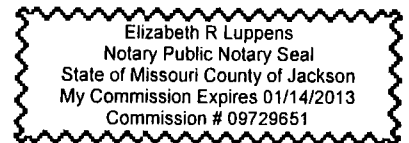
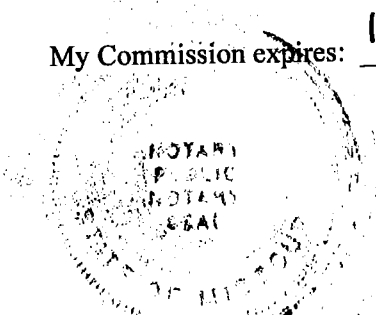
STATE OF MISSOURI        )  
  ) ss.  
COUNTY OF JACKSON    )

On July 7, 2009, before me, the undersigned, a notary public in and for the county and state aforesaid, came David Barney, President of Trinity Real Estate Development, Inc., a Missouri corporation, who is personally known to me to be the same person who executed, as such official, the within instrument on behalf of such corporation, and such person duly acknowledged the execution of the same to be the free act and deed of such corporation.

Elizabeth R. Luppens  
Signature of Notary Public  
Elizabeth R. Luppens  
Printed or Typed Name of Notary Public

{Notarial Seal}

My Commission expires: 1/14/2013



**EXHIBIT A**

**LEGAL DESCRIPTION OF THE PROPERTY**

**Tract 1:**

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 49 NORTH, RANGE 31 WEST; THENCE N 02°34'36"E ALONG THE EAST LINE OF SAID QUARTER SECTION A DISTANCE OF 1319.07 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE N 87°51'03"W ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION A DISTANCE OF 280.96 FEET TO THE **TRUE POINT OF BEGINNING** SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF THE RAILROAD; THENCE S 13°58'05"E ALONG SAID RAILROAD RIGHT OF WAY LINE A DISTANCE OF 104.09 FEET TO A POINT THAT IS 100.00 FEET SOUTH OF SAID SOUTH LINE; THENCE N 87°51'03"W PARALLEL WITH SAID SOUTH LINE A DISTANCE OF 78.78 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND AN INITIAL TANGENT BEARING OF N 76°49'03"E A DISTANCE OF 79.23 FEET TO THE P.T. OF SAID CURVE; THENCE N 13°58'05"W PARALLEL WITH SAID WESTERLY RAILROAD RIGHT OF WAY LINE A DISTANCE OF 39.45 FEET TO A POINT ON SAID SOUTH LINE; THENCE S 87°51'03"E ALONG SAID SOUTH LINE A DISTANCE OF 26.02 FEET TO THE TRUE POINT OF BEGINNING.

