

CCO FORM: RW08  
Approved: 04/92 (TWJ)  
Revised: 09/00 (RMH)  
Modified:

COUNTY: Jackson  
ROUTE: I-435/I-70/40  
JOB NO.: J411597  
PARCEL: 1A

Res. #17726

**MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION  
ESCROW AGREEMENT**

**THIS ESCROW AGREEMENT** is entered into by and between the MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION (Commission)

and **Jackson County, Missouri** (Owner),

and **Kansas Secured Title** (Escrow Agent).

Any party named above may receive a portion of the proceeds of this transaction, but not all named parties are required to sign this agreement.

**WITNESSETH:**

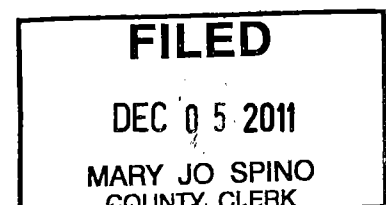
**WHEREAS**, the Owner(s) own the following described property located in Jackson County, Missouri;

A strip of land over a part of the Northwest Quarter of the Southwest Quarter of Section 20, Township 49 North, Range 32 West, in the City of Kansas City, Jackson County, Missouri, more particularly described as follows:

COMMENCING at the Northeast corner of said Section 19; thence South 01°56'08" West, along the East line of the Northeast Quarter of said

Section 4-7.1a

-1-



Section 19, a distance of 2055.66 feet, to a point on the centerline of U.S. Interstate Highway 70, said point being at centerline station 353+06.90, as now established; thence South 59°19'44" East, along the centerline of said U.S. Interstate Highway 70, a distance of 293.10 feet, to centerline station 356+00.00 back, 355+95.75 ahead; thence South 59°19'44" East, continuing along the centerline of U.S. Interstate Highway 70, a distance of 879.25 feet, to centerline station 364+75.00; thence South 30°40'16" West, a distance of 251.74 feet, to a point 251.74 feet right of centerline station 364+75.00, on the South right of way line of said U.S. Interstate Highway 70, as now established, said point also being the POINT OF BEGINNING; thence South 39°24'42" East, along said South right of way line, a distance of 106.36 feet, to a point 287.98 feet right of centerline station 365+75.00; thence South 30°40'16" West, departing said South right of way line, a distance of 50.00 feet, to a point 337.98 feet right of centerline station 365+75.00, of said Interstate 70; thence North 39°24'42" West, a distance of 106.36 feet, to a point 301.74 feet right of centerline station 364+75.00, of said Interstate 70; thence North 30°40'16" East, a distance of 50.00 feet, to the POINT OF BEGINNING, containing 5,000 square feet, more or less, which includes 711 square feet of existing permanent drainage easement.

Also, all abutter's rights of direct access between the highway now known as U.S. Interstate Highway 70, and grantor's land in the Northwest Quarter of the Southwest Quarter of Section 20, Township 49 North, Range 32 West, in the City of Kansas City, Jackson County, Missouri.

#### **PERMANENT DRAINAGE EASEMENT**

A permanent easement for the purpose of constructing and maintaining drainage controls which includes all that part of grantor's real property and real property rights and interest in a tract of land located in the Northwest Quarter of the Southwest Quarter of Section 20, Township 49 North, Range 32 West, in the City of Kansas City, Jackson County, Missouri, more particularly described as follows:

COMMENCING at the Northwest corner of said Section 20; thence South 01°56'08" West, along the West line of the Northwest Quarter of said Section 20, a distance of 2055.66 feet, to a point on the centerline of U.S. Interstate Highway 70, said point being at centerline station 353+06.90, as now established; thence South 59°19'44" East, along said centerline, a distance of 293.10 feet, to centerline station 356+00.00 back, 355+95.75 ahead, of said Interstate 70; thence South 59°19'44" East, continuing along the centerline of U.S. Interstate Highway 70, a distance of 733.90 feet, to centerline station 363+29.65; thence South 30°40'16" West, a distance of 220.35 feet, to a point 220.35 feet right of said centerline station 363+29.65, which is also a point on the South right of way line of said Interstate Highway 70, said point also being the POINT OF BEGINNING; thence South 59°20'18" East, along said South right of way line, a distance of 58.69 feet, to a point 220.34 feet right of centerline station 363+88.34, of said Interstate 70; thence South 39°24'42" East, continuing along said South right of way, a distance of 92.18 feet, to a point hereinafter to be referred to as POINT A, said point being 251.74 feet right of centerline station 364+75.00; thence South 30°40'16" West, departing said South right of way line, a distance of 21.28 feet, to a point being 273.02 feet right of centerline station 364+75.00;

thence North 39°24'42" West, a distance of 154.59 feet, to the POINT OF BEGINNING, containing 2,468 square feet, more or less.

**PERMANENT DRAINAGE EASEMENT**

A permanent easement for the purpose of constructing and maintaining drainage controls which includes all that part of grantor's real property and real property rights and interest in a tract of land located in the Northwest Quarter of the Southwest Quarter of Section 20, Township 49 North, Range 32 West, in the City of Kansas City, Jackson County, Missouri, more particularly described as follows:

COMMENCING at aforesaid "POINT A"; thence South 39°24'42" East, along the South right of way line of said Interstate Highway 70, a distance of 106.36 feet, to a point 287.98 feet right of centerline station 365+75.00; thence South 30°40'16" West, a distance of 10.64 feet, to the POINT OF BEGINNING, said point being 298.61 feet right of centerline station 365+75.00; thence South 39°24'42" East, a distance of 72.81 feet, to a point 323.42 feet right of centerline station 366+43.45; thence South 59°19'44" East, a distance of 62.23 feet, to a point 323.42 feet right of centerline station 367+05.68; thence North 30°40'16" East, a distance of 10.77 feet, to a point on the South right of way line of said Interstate Highway 70, said point also being 312.65 feet right of centerline station 367+05.68; thence South 59°13'47" East, continuing along said South right of way line, a distance of 69.32 feet, to a point 312.77 feet right of centerline station 367+75.00; thence South 30°40'16" West, departing said South right of way line, a distance of 44.85 feet, to a point 357.62 feet right of centerline station 367+75.00; thence North 59°19'44" West, a distance of 81.19 feet, to a point 357.62 feet right of centerline station 366+93.81; thence North 39°24'42" West, a distance of 126.37 feet, to a point 314.57 feet right of centerline station 365+75.00; thence North 30°40'16" East, a distance of 15.96 feet, to the POINT OF BEGINNING, containing 5,875 square feet, more or less.

The permanent drainage easement will be constructed on only part of said land, the extra land being included for workers and machinery to be utilized. After completion of construction and acceptance of the project, the owners of said land may fence, and shall have the free and uninterrupted possession and use of said tract; subject only to the Missouri Highways and Transportation Commission's right, if it should so elect, to enter thereon from time to time for the purpose of maintaining said drainage controls.

This conveyance includes all the realty and realty rights described in the preceding paragraphs that lie within the limits of a tract of land described and recorded with the Jackson County Recorder of Deeds under Document No. I420698.

Above descriptions prepared from information provided by Delich Roth & Goodwillie, P.A. Engineers based on field survey data by Story Atlas Surveyors Inc.

Samuel E. Walton  
Mo. PLS 2000161239

**WHEREAS**, the Commission has agreed with the Owner(s) to purchase said property;  
and

**WHEREAS**, the Owner(s) are agreeable to conveying said property to Commission.

**NOW, THEREFORE**, in consideration of the mutual promises, covenants and representations in this Agreement, the parties agree as follows:

**1. CONSIDERATION:** The consideration for the conveyance is **Nineteen Thousand Six Hundred AND NO/100 DOLLARS (\$19,600.00)**, and the Owner(s) hereby deliver to the Escrow Agent a properly executed and acknowledged warranty deed dated the 15<sup>th</sup> day of November, 2011, conveying the above-described property. This deed shall be delivered to the Commission by the Escrow Agent upon the Commission's delivering to the Escrow Agent the specified purchase price. The purchase price is to be delivered to the Escrow Agent by the Commission on or before the 31<sup>st</sup> day of December, 2011, in the form of a state treasurer's check made payable to the above named Escrow Agent. The Escrow Agent will disburse all funds, and act as representative for all the above named parties.

**2. POSSESSION OF PROPERTY:** Owners hereby agree to vacate and give peaceable possession of said above-described property to Commission within **upon payment** of the consideration specified in CONSIDERATION paragraph above, by Commission to Escrow Agent. The Owners hereby waive all statutory and common law notice to vacate said premises and, as a further consideration for this agreement, do hereby consent that Commission may institute all necessary legal proceedings to obtain possession of the property at any time after Commission becomes entitled to possession of said property under this agreement.

**3. DISCLOSURE OF HAZARDOUS SUBSTANCES ON PROPERTY ACQUIRED:** The Owner(s) represent that to the best of Owner(s) knowledge and belief, there has been no generation, transportation, storage, treatment, disposal, release, leakage, spillage or emission of any hazardous or toxic substance or material or any aboveground or underground petroleum product contamination on the subject property during the Owner(s) ownership or during previous ownerships at least insofar as the Owner(s) have observed or have been informed. In the alternative, if the Owner(s) have knowledge of any of the aforementioned events occurring on the subject property, that information is set out below. If at any time during the period between the execution of this Agreement and the closing thereof, the Owner(s) have actual knowledge of, learn of, or have a reason to believe that any of the aforementioned events occurred on the subject property, the Owner(s) shall give notice to the Commission immediately. This Agreement is conditional upon full disclosure of any such information by the Owner(s).

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**4. TERMINATION:** The Commission may, at its discretion, void this Agreement if the Owner(s) reveal the existence of hazardous substances on the property or if an

environmental assessment reveals environmental contamination subjecting the property to costs of removal or remediation under state or federal law.

**5. LAWS OF MISSOURI TO GOVERN:** This Agreement shall be construed according to the laws of the State of Missouri.

**6. ESCROW AGENT RESPONSIBILITIES:** The Escrow Agent, in consideration of the sum of one dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, hereby agrees to perform the following:

**A. ESCROW AGENT ACTIONS PRIOR TO RECEIVING PAYMENT:**

- Accept and hold the conveyance documents in escrow until Commission delivers consideration for the property to the Escrow Agent.
- Certify copies of conveyance documents for use in securing payment of the purchase price.
- Cease escrow process if notified by Commission that acquisition is terminated as a result of the provisions of TERMINATION paragraph, and return all conveyance documents to respective grantors.

**B. ESCROW AGENT ACTIONS UPON RECEIPT OF PAYMENT:**

- Secure Owner's execution of Certificate of Disbursement of Funds prior to releasing any funds.
- Extend title from date of commitment to closing date.
- Disburse funds to those indicated as payees in CONSIDERATION paragraph.
- Record conveyance documents and releases.

**C. ESCROW AGENT FINAL ACTIONS:**

- Deliver to the Commission the original deed of conveyance with recording information, title policy and CERTIFICATE OF DISBURSEMENT OF FUNDS, with the billing for title services.
- Compile all information necessary for the completion of, prepare and file Internal Revenue Service Form 1099-S, "Proceeds from Real Estate Transactions", with respect to the conveyance.

IN WITNESS WHEREOF, the parties have entered into this Agreement on the date last written below.

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION

ESCROW AGENT

BY: Eric S. Thompson

BY: Tammy Sull

TITLE: Senior R/W Specialist

TITLE: AEP, Commercial Escrow

Executed by the Commission this 23<sup>rd</sup> day of November, 2011.

Executed by the Escrow Agent this 29 day of November, 2011.

OWNER (S): Jackson County, Missouri

SIGNATURES  
Michael D. Sanders

ADDRESS

PHONE NO.

415 E. 12<sup>th</sup> Street, Kansas City, MO 64106

See below

Michael D. Sanders, County Executive  
JACKSON COUNTY, MISSOURI

APPROVED AS TO FORM:

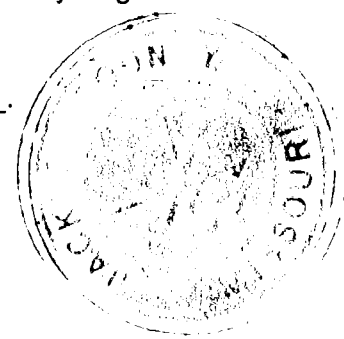
ATTEST:

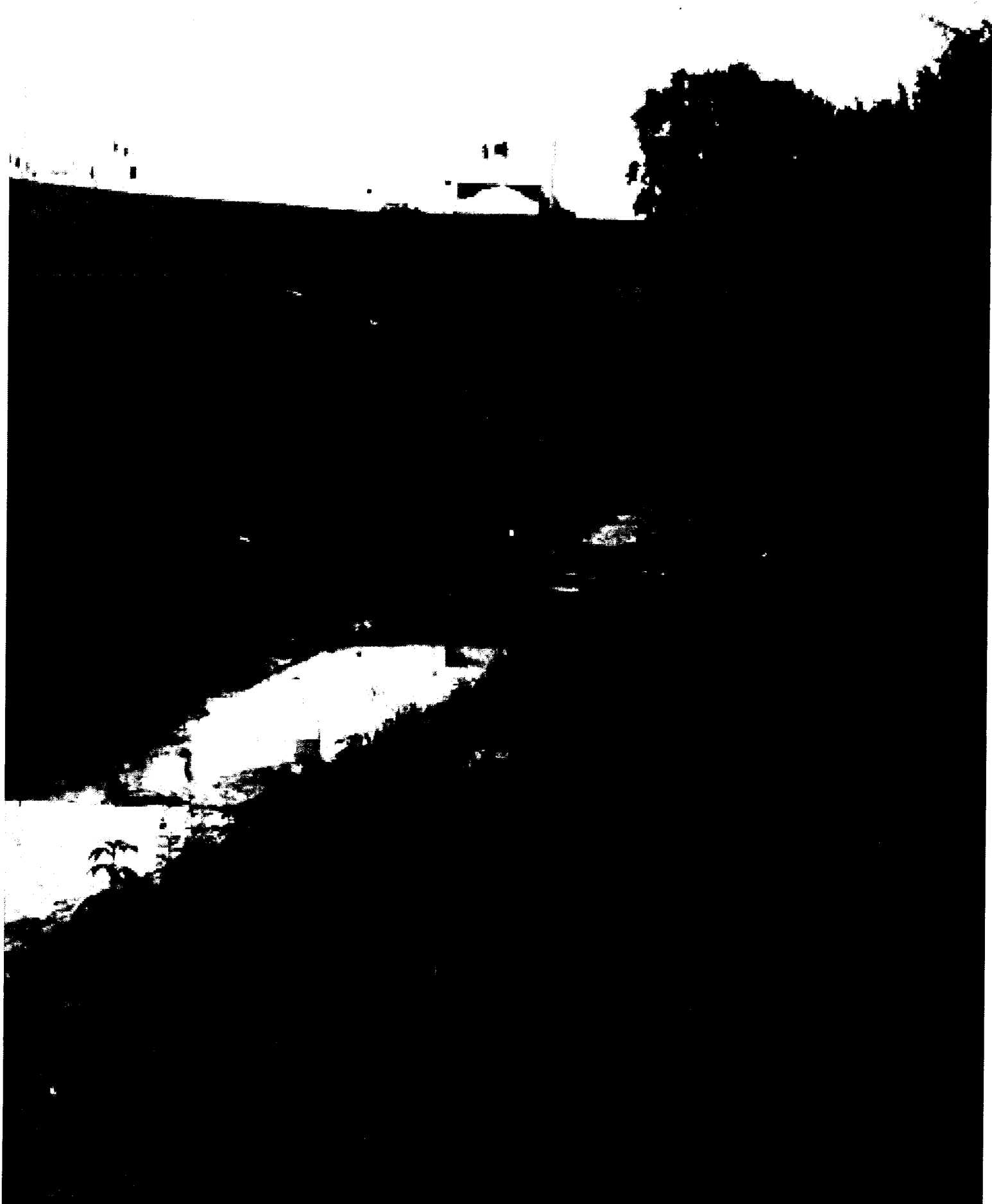
By W. Stephen Nixon  
W. Stephen Nixon, County Counselor

By: Mary Jo Spino  
Mary Jo Spino, Clerk County Legislature

First owner executed on the 15 day of Nov., 2011.

**Note to Escrow Agent:** To disburse payment, please contact Public Works Deputy Director, Earl Newill at 816.881.4538 or Realty Specialist, Fred Hawley at 816.881.4491.





**Legend**

**MODOT**

Label

ROW-Taken

Perm Easement (Drainage)

ROW-New

Right of Entry

Lease Area for Sports Authority

