

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

A RESOLUTION authorizing the County Executive to execute a General Warranty Deed conveying a tract of park property within the City of Lone Jack, adjacent to the Lone Jack Civil War Museum, to Lone Jack Baptist Church, and accepting a replacement parcel adjacent to a tract already owned by the County.

RESOLUTION #16763, November 24, 2008

INTRODUCED BY Bob Spence, County Legislator

WHEREAS, Lone Jack Baptist Church desires to begin planning for future building expansion; and,

WHEREAS, Lone Jack Baptist Church cannot build to its west due to existing, complex utility easements, and cannot build to its north due to the City of Lone Jack's street easement across the church's property; and,

WHEREAS, the County owns a tract of park property, adjacent to the Lone Jack Civil War Museum, which has road frontage to Bynum Road, the major north/south road in Lone Jack, and the church wishes to acquire this parcel to facilitate future expansion of the church and to permit a street easement in favor of the City of Lone Jack across the church property; and,

WHEREAS, Lone Jack Baptist Church proposes to replace the tract owned by the County with a tract adjacent to other property owned by the County, located across the street from the Lone Jack Civil War Museum; and,

WHEREAS, the replacement property is acceptable to the Director of Parks and Recreation, and the Lone Jack Historical Society is in favor of the arrangement to preserve future access to an area where the Civil War battle was primarily fought; now therefore,

BE IT RESOLVED by the County Legislature of Jackson County, Missouri, that the County Executive be and hereby is authorized to execute a General Warranty Deed conveying the above-described County property to Lone Jack Baptist Church, in a form to be approved by the County Counselor; and,

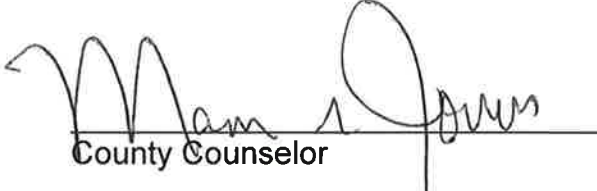
BE IT FURTHER RESOLVED that the conveyance of a replacement parcel from Lone Jack Baptist Church be and hereby is accepted.

Effective Date: This Resolution shall be effective immediately upon its passage by a majority of the Legislature.

APPROVED AS TO FORM:



Chief Deputy County Counselor



County Counselor

Certificate of Passage

I hereby certify that the attached resolution, Resolution #16763 of November 24, 2008, was duly passed on December 1, 2008 by the Jackson County Legislature. The votes thereon were as follows:

Yeas 8

Nays 0

Abstaining 0

Absent 1

12.2.08
Date



Mary Jo Spino Clerk of Legislature

CORPORATION WARRANTY DEED

(Corporation Conveying to a Corp/LLC/Partnership)

THIS INDENTURE, made on Nov. 24, 2008, by and between Jackson County, a corporation duly organized under the laws of the State of Missouri of the County of Jackson, State of Missouri, Grantor, and Lone Jack Baptist Church a Missouri Not For Profit Corporation, Grantee. Grantee's mailing address is: 202 S Bynum Road, Lone Jack, MO 64070.

WITNESSETH, THAT THE SAID GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it paid by the said GRANTEE (the receipt of which is hereby acknowledged) does by these presents GRANT, BARGAIN and SELL, CONVEY and CONFIRM unto the said GRANTEE, its successors and assigns, the following described lots, tracts or parcels of land lying, being and situate in the County of Jackson and State of Missouri, to-wit:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto the said Grantee and unto its successors and assigns forever; the said Grantor hereby covenanting that it is lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by it or those under whom it claims; and it will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed by its President and attested by its Secretary, and the corporate seal to be hereto attached, the day and year first above written.

Attest:

Affiant(s)

FILED
MAY 13 2009
MARY JO SPINO
COUNTY CLERK

APPROVED AS TO FORM:
M. D. Sanders
COUNTY COUNSELOR

Jackson County
By: *M. D. Sanders*
Michael D Sanders, County Executive
(Title)

ATTEST:
Mary Spino
CLERK OF COUNTY LEGISLATURE

STATE OF Missouri
COUNTY OF Jackson

On this May 13, 2009, before me, the undersigned, a Notary Public in and for said state, personally appeared Michael D Sanders, County Exec of Jackson County known to me to be the person who executed the within Corporation Warranty Deed in behalf of said corporation and acknowledged to me that he/she executed the same as the free act and deed of said Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Patricia Marie Murillo
Notary Public:

My commission expires:



PATRICIA MARIE MURILLO
My Commission Expires
September 16, 2012
Clay County
Commission #08463601

EXHIBIT A

A tract of land located in the Southeast Quarter of Section 24, Township 47 North, Range 30 West of the 5th Principle Meridian, all in the City of Lone Jack, Jackson County, Missouri, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 24, Township 47 North, Range 30 West; thence North 02 degrees 40 minutes 34 seconds East along the East line of said Section, a distance of 588.71 feet; thence leaving said East line North 87 degrees 19 minutes 26 seconds West, a distance of 41.04 feet to a $\frac{3}{8}$ inch Iron Pin, said point being on the West Right-of-Way line of Missouri Highway 150 (Bynum Road), also known as the Southeast corner of the platted public park in EASLEY & WINFREY'S ADDITION TO THE TOWN OF LONE JACK, recorded in Plat Book 1 at Page 65; thence North 02 degrees 42 minutes 52 seconds East along said Right-of-Way line, a distance of 121.88 feet to a $\frac{1}{2}$ inch Iron Pin capped "LS-384-D" for the Point of Beginning; thence leaving said Right-of-Way South 89 degrees 56 minutes 54 seconds West, a distance of 78.15 feet to a $\frac{1}{2}$ inch Iron Pin capped "LS-384-D"; thence North 02 degrees 40 minutes 53 seconds East, a distance of 127.89 feet to a $\frac{1}{2}$ inch Iron Pin capped "LS-384-D"; thence North 89 degrees 56 minutes 54 seconds East, a distance of 78.22 feet to a point on the West Right-of-Way line of Missouri Highway 150 (Bynum Road) to a $\frac{1}{2}$ inch Iron Pin capped "LS-384-D"; thence South 02 degrees 42 minutes 52 seconds West along said Right-of-Way line, a distance of 127.89 feet to the Point of Beginning.