

RECORDER'S CERTIFICATION  
JACKSON COUNTY, MISSOURI  
05/17/2017 08:59:24 AM  
INSTRUMENT TYPE: WD FEE: \$13.25 2 PGS



INSTRUMENT NUMBER / BOOK & PAGE  
2017E0043852

Robert T. Kelly, Director, Recorder Of Deeds

### SPECIAL WARRANTY DEED

THIS DEED, made as of this 15<sup>TH</sup> day of May 2017, by and between JACKSON COUNTY, MISSOURI ("Grantor") and PRAIRIE TOWNSHIP FIRE PROTECTION DISTRICT, ("Grantee"), Jackson County, Missouri,

(Mailing address of grantee is): 11010 S. Milton Thompson Road, Lee's Summit, MO 64086.

WITNESSETH: THAT THE GRANTOR, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations, to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, does by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM, UNTO THE Grantee, it successors and assigns, the following described real property:

Lot 1A, Replat of Langsford Yard, a subdivision in Jackson County, Missouri, according to the recorded plat thereof.

Restrictive Covenant on use of the above described property: Lot 1A may only be used for and/or in conjunction with a fire station operated by the Prairie Township Fire Protection District. And upon the use of this land for any other purpose, this deed shall become forfeited, and the premises herein described, all the rights conveyed, shall at once revert to Jackson County, Missouri without any right of the Fire Protection District for compensation on improvements made to the property.

Subject to all easements, restrictions, and covenants of record, if any.

TO HAVE AND TO HOLD the premises before said, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining, unto the Grantee and unto its successors and assigns forever, the Grantor herein, for itself and for its successors and assigns, hereby covenanting that it is lawfully seized of an indefeasible estate in fee in 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.

IN WITNESS WHEREOF, the Grantor has caused these presents to be signed by its County Executive the day and year first above written.

FILED  
MAY 17 2017  
MARY JO SPINO  
COUNTY CLERK







1 inch = 103 feet

S MILTON THOMPSON RD

LOT 1A  
Prairie Township Fire

LOT 2  
Jackson County

E LANGSFORD RD CTF

E LANGSFORD RD



1 inch = 103 feet

S MILTON THOMPSON RD

LOT 1A  
Prairie Township Fire

LOT 2  
Jackson County

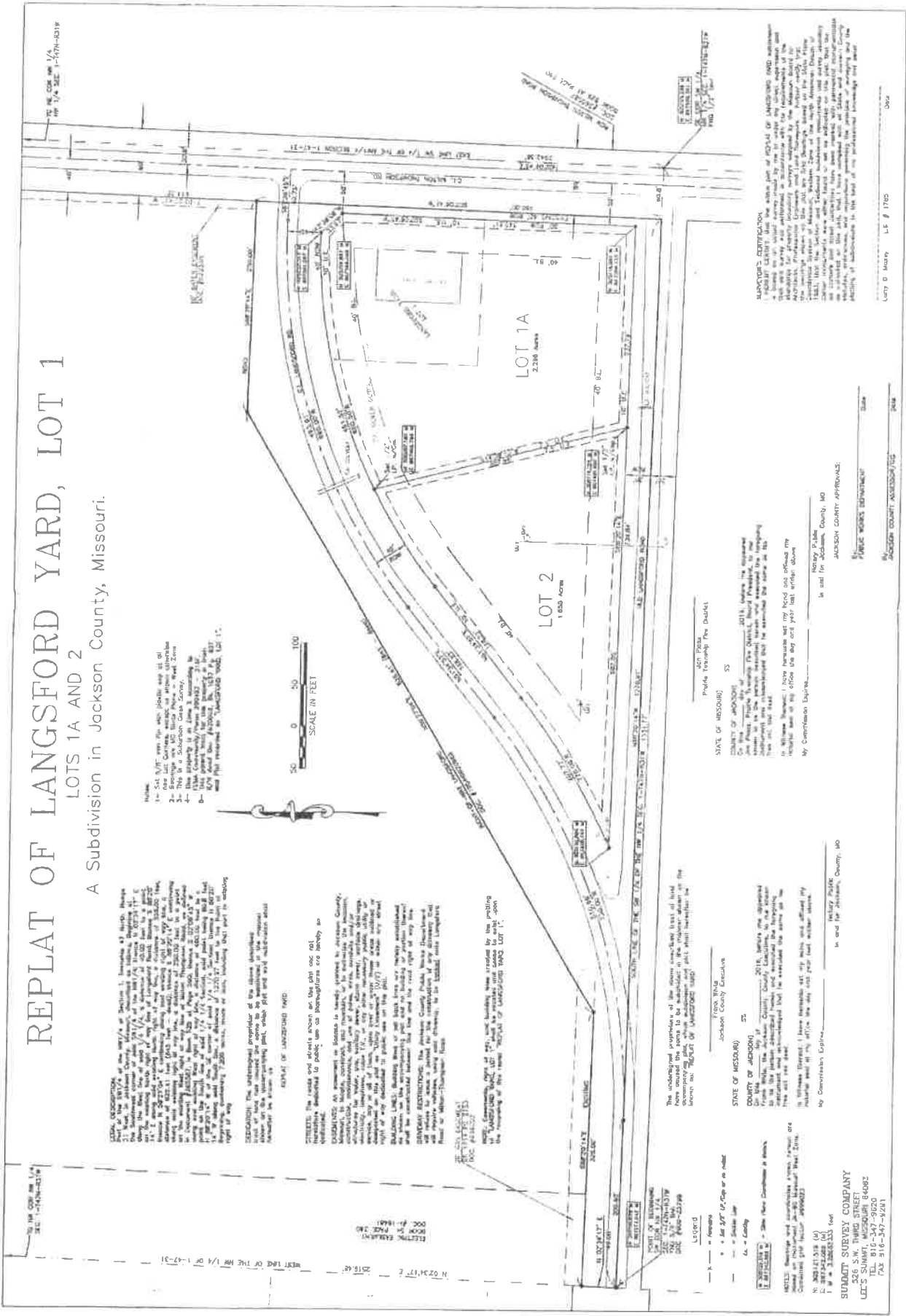
E LANGSFORD RD, CTF

E LANGSFORD RD



# REPLAT OF LANGSFORD YARD, LOT 1 LOTS 1A AND 2

A Subdivision in Jackson County, Missouri.



- Notes:
- 1- One Half Corner with location set at 0.
  - 2- Spotting with US Topog. Plan - 1:62,500.
  - 3- This plat is in compliance with the provisions of the Missouri Statute on this subject.
  - 4- This plat is in compliance with the provisions of the Missouri Statute on this subject.



**LEGAL DESCRIPTION:** The undivided remainder of the whole of Section 21, Township 21 North, Range 11 West, County of Jackson, Missouri, as shown on the plat of the same, recorded in the office of the Recorder of Deeds for Jackson County, Missouri, in Book 11, Page 111, and as shown on the plat of the same, recorded in the office of the Recorder of Deeds for Jackson County, Missouri, in Book 11, Page 111, and as shown on the plat of the same, recorded in the office of the Recorder of Deeds for Jackson County, Missouri, in Book 11, Page 111.

**PROVISIONS:** The undersigned certifies that the above described lots are situated in the same section, township and range as the land described in the foregoing plat, which plat and said subdivision was lawfully made.

**COMMENTS:** All interests in Section 21, Township 21 North, Range 11 West, County of Jackson, Missouri, as shown on the plat of the same, recorded in the office of the Recorder of Deeds for Jackson County, Missouri, in Book 11, Page 111, and as shown on the plat of the same, recorded in the office of the Recorder of Deeds for Jackson County, Missouri, in Book 11, Page 111, and as shown on the plat of the same, recorded in the office of the Recorder of Deeds for Jackson County, Missouri, in Book 11, Page 111.

**REMARKS:** The undersigned certifies that the above described lots are situated in the same section, township and range as the land described in the foregoing plat, which plat and said subdivision was lawfully made.

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**MUNICIPAL CERTIFICATION:** The undersigned certifies that the above described lots are situated in the same section, township and range as the land described in the foregoing plat, which plat and said subdivision was lawfully made.

Lot 1A 2.238 Acres  
Lot 2 1.833 Acres

STATE OF MISSOURI  
COUNTY OF JACKSON  
I, Henry P. Jahn, Clerk of the County of Jackson, Missouri, do hereby certify that the above described lots are situated in the same section, township and range as the land described in the foregoing plat, which plat and said subdivision was lawfully made.

STATE OF MISSOURI  
COUNTY OF JACKSON  
I, Henry P. Jahn, Clerk of the County of Jackson, Missouri, do hereby certify that the above described lots are situated in the same section, township and range as the land described in the foregoing plat, which plat and said subdivision was lawfully made.

**SUBDIVISION SURVEY COMPANY**  
425 S. MAIN, JACKSON, MISSOURI 64402  
TEL. 816-347-9820  
FAX 816-347-9291

1 inch = 103 feet

S MILTON THOMPSON RD



LOT 1A  
Prairie Township Fire

E LANGSFORD RD



LOT 2  
Jackson County

E LANGSFORD RD CTF