

Document Title: Warranty Deed
Document Date: July ____, 2013
Grantor Name: Stevinson Auto & Electrical School Company
Grantee Name: Jackson County, Missouri
Statutory Address: Grantee's mailing address is: **Jackson County, Missouri**, Jackson County Courthouse, 415 E. 12th Street, 2nd Floor, Kansas City, Missouri 64106
Attention: Director of Parks & Recreation
Legal Description: See below, page 2 and attached Exhibit A
Reference Book and Page: N/A

WARRANTY DEED FROM CORPORATION

This Corporation Warranty Deed (*Warranty Deed"), made this ____ day of July, 2013, from **STEVINSON AUTO & ELECTRICAL SCHOOL CO.**, a Missouri corporation ("Grantor"), to **JACKSON COUNTY, MISSOURI**, a body corporate and politic, and a political subdivision of the State of Missouri ("Grantee" or "County"), whose mailing address is Jackson County Courthouse, 415 E. 12th Street, 2nd Floor, Kansas City, Missouri 64106 Attention: Director of Parks & Recreation, and which has accepted the donation pursuant to Section 49.292, RSMo., by Resolution # 18224, dated July 22, 2013.

WITNESSETH, THAT THE GRANTOR, as a donation and gift, does by these presents, sell and convey unto the Grantee and the Grantee's successors and assigns in fee, the following described land ("Premises"), lying, being and situate in Jackson County, Missouri:

Section: NW 1/4 of the SE 1/4 of Section 21, Township 49 North. Range 31 West.
General Area: West of S. Little Blue Parkway and North of Interstate 70.

Description of the Premises, a triangular tract owned by Grantor, to be conveyed to the County:

A triangular tract of land being a portion of the NW 1/4 of the SE 1/4 of Section 21, Township 49 North, Range 31 West in the City of Independence, Jackson County, Missouri, being more particularly described as follows:

Commencing at the Southwest corner of the NW 1/4 of the SE 1/4 of said Section 21; thence S 87° 51' 33" E along the South line of the NW 1/4 of the SE 1/4 of said Section 21, a distance of 69.23 feet to a point on the East right-of-way line of Little Blue Parkway as now established by the instrument recorded in the Office of the Recorder of Deeds for said County and State as Document No. I 160367 in Book I-459 at Page 641 as Case No. 763646; thence N 2° 11' 52" E along the East right-of-way line of said Little Blue Parkway, a distance of 40.88 feet to the Southwest corner of that certain tract of land described in Document No. I 574103 in Book 1321 at Page 251 in the Office of said Recorder of Deeds; thence continuing N 2° 11' 52" E along the last described course, a distance of 8.55 feet to the True Point of Beginning of the tract of land to be herein described; thence S 87° 05' 17" E, 15.73 feet to a point on the Southeasterly line of that certain tract of land described in said Document No. I 574103, said point being 17.81 feet Northeasterly of the Southwest corner of said tract of land as measured along the Southeasterly line thereof; thence N 64° 13' 06" E along the Southeasterly line of that certain tract of land described in said Document No. I 574103, a distance of 163.37 feet to the Northeast corner of that certain tract of land described in said Document No. I 574103, being also a point on the South line of the channel right-of-way as now established by said Document No. I 160367; thence N 87° 48' 08" W along the South line of said channel right-of-way, a distance of 160.00 feet to a point on the East right-of-way line of said Little Blue Parkway as now established by said Document No. I 160367; thence S 2° 11' 52" W along the East right-of-way line of said Little Blue Parkway, a distance of 76.45 feet to the True Point of Beginning

Containing 6,733 square feet, more or less.

A survey exhibit is attached hereto as Exhibit A.

Subject to covenants, easements, restrictions and rights-of-way now of record and to property taxes for 2006 and subsequent years.

TO HAVE AND TO HOLD the premises aforesaid, 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 Premises; (ii) Grantor has good right to convey the Premises; (iii) except for easements, restrictions and reservations of record and 2006 property taxes, the Premises are free and clear from any encumbrance done or suffered by the Grantor, except as provided above; and (iv) Grantor will warrant and defend the title to said premises 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.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed the day and year first above written.

Stevinson Auto & Electrical School Co.

By _____
Joseph B. Stevinson, President

"GRANTOR"

STATE OF MISSOURI

)
) SS
COUNTY OF JACKSON)

On this ____ day of July, 2013, before me appeared Joseph B. Stevinson, to me personally known, and who, being by me duly sworn, did say that he is President of Stevinson Auto & Electrical School Co., a Missouri corporation, and that this instrument was signed in behalf of said corporation by authority duly conferred upon him.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal the day and year last above written.

NOTARY PUBLIC - Signature

NOTARY PUBLIC – Printed Name

My Commission Expires: