

COMMERCIAL REAL ESTATE SALE CONTRACT

THIS AGREEMENT is made and entered into this 30th day of September, 2013, by and between the COUNTY OF JACKSON, State of Missouri, (hereinafter the "SELLER"), and the CENTRAL JACKSON COUNTY FIRE PROTECTION DISTRICT OF JACKSON COUNTY MISSOURI, (hereinafter the "BUYER"). The terms Seller or Buyer may be singular or plural, according to whichever is evidenced by the signatures affixed.

WITNESSETH:

WHEREAS, Seller is the owner of a certain tract of real property (hereinafter the "Property") located in Blue Springs, Jackson County, Missouri, described as follows:

All that part of the Northeast Quarter of the Northeast Quarter of Section 1, Township 48, Range 31, Jackson County, Missouri, Beginning at a point on the South line of U.S. Highway 40 as said Highway is now established, said point being 85.5 feet west of the East line of said Quarter Quarter; thence South 89° 53' 30" West along the South line of U.S. Highway 40, a distance of 123.5 feet; thence South and parallel to the East line of said Quarter Quarter a distance of 200 feet; thence North 89° 53' 30" East and parallel to the South line of said U.S. Highway 40, a distance of 189 feet to a point on the West line of Luttrell Road, as said road is now established; thence North along the last said West line, a distance of 135 feet, to the South line of said Highway; thence South 89° 53' 30", along said South line, a distance of 0.50 feet, to an angle in said Highway line; thence North 45° 03' 10" West along the Southerly line of said Highway, a distance of 91.84 feet to the point of beginning. Except the East 6 feet of the South 140 feet taken for right-of-way.

WHEREAS, Seller desires to sell to Buyer and Buyer desires to purchase from Seller, said Property (the parties acknowledge that any and all improvements located thereon are the sole and exclusive property of the Buyer) upon the terms and conditions hereinafter more fully set forth.

NOW, THEREFORE, in consideration of the agreements herein contained and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer agree as follows:

ARTICLE I
Property

1.1 Real Property. Subject to the terms and provisions of this Contract, Seller hereby agrees to sell to Buyer and Buyer hereby agrees to purchase from Seller all of the following described Property:

(a) The Property which is commonly known and numbered as 1000 S.W. Eastbound US 40 Highway, Blue Springs, Jackson County, Missouri (Fire Station No.1), and which is legally described as follows, to-wit:

All that part of the Northeast Quarter of the Northeast Quarter of Section 1, Township 48, Range 31, Jackson County, Missouri, Beginning at a point on the South line of U.S. Highway 40 as said Highway is now established, said point being 85.5 feet west of the East line of said Quarter Quarter; thence South 89° 53' 30" West along the South line of U.S. Highway 40, a distance of 123.5 feet; thence South and parallel to the East line of said Quarter Quarter a distance of 200 feet; thence North 89° 53'

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MARY JO SPINO
COUNTY CLERK

30" East and parallel to the South line of said U.S. Highway 40, a distance of 189 feet to a point on the West line of Luttrell Road, as said road is now established; thence North along the last said West line, a distance of 135 feet, to the South line of said Highway; thence South 89° 53' 30", along said South line, a distance of 0.50 feet, to an angle in said Highway line; thence North 45° 03' 10" West along the Southerly line of said Highway, a distance of 91.84 feet to the point of beginning. Except the East 6 feet of the South 140 feet taken for right-of-way.

(b) As part and parcel of this transaction the Seller will convey all right, title and interest, it may have to any and all buildings, structures and improvements to the Property including, without limitation, all mechanical systems, fixtures and equipment; electrical systems, fixtures and equipment; heating, air conditioning and ventilation systems, fixtures and equipment; and plumbing systems, fixtures and equipment;

(c) All site plans, surveys, soil and substrata studies, architectural renderings, plans and specifications, engineering plans and studies, floor plans, and other plans, diagrams or studies of any kind, if any, in Seller's possession relating to the Property; and

(d) All other rights, privileges and appurtenances owned by Seller and in any way related to the Property.

ARTICLE II **Purchase Price**

2.1 **Purchase Price.** The total purchase price for the Property shall be **Twenty Five Thousand and 00/100 Dollars (\$25,000)**, to be paid to Seller by Buyer in the following manner:

(a) Upon the full execution of this Contract by Seller and Buyer, Buyer shall deposit the sum of One Thousand and 00/100 Dollars (\$1,000) in trust with the law firm of Oswald Roam Rew & Fry, LLC, Buyer's attorneys, as earnest money deposit and as part of the consideration of this sale, to be held in escrow by said law firm and disbursed in accordance with the terms and conditions of this Contract; and

(b) The sum of Twenty Four Thousand and 00/100 Dollars (\$24,000) shall be paid by Buyer at Closing, subject, however, to the foregoing amount being adjusted by prorations and other credits and expenses provided for otherwise in this Contract.

ARTICLE III **Title and Survey**

3.1 **Title Binder.** Seller shall, as soon as possible, and not later than thirty (30) days from the date of this Contract, cause to be furnished to Buyer, with a copy to Buyer's lender if Buyer requests same be provided to any such lender, a current ALTA Form B Commitment for an extended coverage owner's policy of title insurance (the "Title Binder"), including mechanic's lien coverage, issued through Stewart Title Company (the "Title Company"). The Title Binder shall describe the land, name the Buyer as the party to be insured thereunder, and commit to insure the Buyer with an indefeasible, good and marketable title. The Title Binder shall commit to issue such endorsements as

Buyer, in their sole and absolute discretion shall deem advisable, so long as Buyer agrees to pay any additional costs incurred in connection with the issuance of any such endorsements requested by Buyer. As of the date of Closing, the Title Company shall certify its preparedness to issue its policy of title insurance in accordance with the foregoing in favor of Buyer, which shall include coverage against lien claims filed by mechanics, materialmen, or laborers, and shall thereafter issue same, all at Buyer's cost and expense.

3.2 **Survey.** Buyer may, as soon as possible and not later than thirty (30) days from the date of this Contract, cause to be prepared and furnished to Buyer and the Title Company a current ALTA survey (the "Survey") of the Property prepared by a registered Public Surveyor acceptable to Seller and to the Title Company in their sole and absolute discretion. The Survey shall be satisfactory to the Title Company so as to permit the Title Company to delete the survey and boundary exceptions in the owner's title policy to be issued to Buyer as required herein. Buyer may elect to waive this requirement by Closing as scheduled.

3.3 **Review of Title and Survey.** Buyer shall have ten (10) days after receipt of both the Title Binder and Survey (the "Review Period") in which to notify Seller of any objections Buyer has to any matter shown or referred to in the Title Binder or the Survey. Any title encumbrances or exceptions which are set forth in the Title Binder or the Survey and to which Buyer does not object within the Review Period (as to the Title Binder and the Survey) shall be deemed to be permitted exceptions to the status of Seller's title (the "Permitted Exceptions"). With regard to items to which Buyer does object within the Review Period, Seller shall have a period of thirty (30) days from the date of Buyer's notice in which to cure such objections. If Seller is unable to cure such objections within such thirty (30) day period, Buyer may, at Buyer's option, waive the objections not cured and proceed to Closing, or terminate this Contract by written notice to Seller, in which case this Contract shall be of no further force or effect.

ARTICLE IV

Buyer's Environmental Indemnity

4.1 **Indemnity as to Environmental Liability.** Unless otherwise agreed to by Seller in writing, it is Seller's understanding that the Property complies with all environmental laws, agreements with governments, and court and administrative orders with respect to adverse environmental conditions and the storage or disposal of hazardous materials on the Property and the existence of, on, under, or about the Property including the air, soil, surface water, ground water, and stream sediment on the date of Closing. If the Property is not in compliance, Seller shall not be obligated to ensure compliance by removal of any such condition. Rather, the parties expressly state that all obligations regarding the Property are and shall remain the Buyer's obligation with respect thereto and this obligation shall survive the Closing.

If Buyer discovers or determines the existence of any adverse environmental conditions on or under the Property (resulting from, without limitation, a spill, discharge or release of hazardous materials) as of and/or prior to the Closing or any act or omission occurring prior to the Closing, the result of which may require remedial action pursuant to any environmental law or which may be the

basis for the assertion of any third party claims, including claims of governmental entities, Buyer shall, at its sole cost and expense, proceed with diligence to correct or alleviate any such adverse environmental conditions and shall proceed to take whatever actions they may deem appropriate.

Buyer agrees to indemnify and hold Seller harmless, their successors and assigns, against and in respect of any and all damages, claims, losses, liabilities, and expenses including, without limitation, reasonable legal, accounting, consulting, engineering and other expenses which may be imposed upon or incurred by Seller, their successors or assigns, or asserted against Seller, their successors or assigns, by any other person or persons (including, without limitation, any governmental entity), pursuant to any law, regulation, or ordinance including, without limitation, all environmental laws arising out of or in connection with any adverse environmental conditions existing as of and/or prior to the date of Closing, regardless of whether such adverse environmental conditions resulted from activities of Buyer, Seller or Seller's predecessors in interest. This indemnity shall survive the Closing.

ARTICLE V

Information, Representations and Warranties

5.1 **Information.** Buyer may obtain, if it desires (to the extent not already provided), as soon as possible, but not later than fifteen (15) days from the date hereof, accurate and complete copies of the following:

(a) The most recent ad valorem tax statements from all taxing authorities having jurisdiction over the Property, if any; and

(b) Site plans, surveys, soil and substrata studies and any other plans, diagrams or studies of any kind, if any, in Seller's possession which relate to the Property, together with all documents relating or pertaining to all warranties and guarantees of construction or installation of any improvements located on said Property; and

Seller shall provide any such documents in Seller's possession.

5.2 **Representations and Warranties of Seller.** Seller hereby represents and warrants as of the date hereof and as of the Closing to its knowledge and belief, based upon reasonable inquiry as to the facts, that:

(a) There is no pending condemnation or similar proceeding affecting the Property or any portion thereof, and Seller has not received any written notice that any such proceeding is contemplated;

(b) No work has been performed or is in progress by Seller at, and no materials have been furnished to, the Property, or any portion thereof, which might give rise to mechanic's, materialmen or other liens against the Property or any portion thereof;

(c) The Property has never been the site of any activity which would violate any past or present law or regulation of any federal, state or local governmental body or agency having jurisdiction over the Property, including all environmental laws. No part of the Property is presently, or at any time in the past has been, used as a dump or other waste disposal site;

(d) Hazardous materials are not present in any form in, on or about the Property;

(e) Seller is not prohibited from consummating the transaction contemplated in this Contract by any law, regulation, agreement, instrument, restriction, order or judgment;

(f) There are no adverse parties in possession of the Property or of any part thereof and no parties in possession thereof, except Seller, has been granted any license, lease or other right relating to the use or possession of the Property;

(g) There are no attachments, executions, assignments for the benefit of creditors, receiverships, conservatorships, or voluntary or involuntary proceedings in bankruptcy or pursuant to any other debt or relief laws contemplated or filed by Seller or pending against Seller or the Property;

(h) There are no contracts or other obligations outstanding for the sale, exchange or transfer of the Property or any portion thereof;

(i) Seller is not a foreign person selling property as described in the Foreign Investments in Real Property Tax Act (FIRPTA) and Seller agrees to deliver an affidavit at Closing reflecting that Seller is not such a foreign person and will provide Seller's tax identification number ("Tax Affidavit");

(j) The Property is currently covered by fire and extended coverage insurance for the full replacement value of the Property;

(k) There are no actions, suits, claims, proceedings or causes of action which are pending or have been threatened or asserted against, or are affecting Seller or the Property or any part thereof in any court or before any arbitrator, board or governmental or administrative agency or other person or entity which might have an adverse affect on the Property or any portion thereof or on Buyer's ability to use the Property for its intended purpose or lease the Property from and after the date of Closing; and

(l) All ad valorem taxes, occupancy taxes, sales taxes, use taxes, employment, withholding and unemployment taxes and all other taxes, excises and assessments and all of the bills, costs, expenses and other liabilities whatsoever attributable to the Property or to its ownership, operation or maintenance (including, without limitation, all obligations for salaries, wages, earned vacation pay, inventory and supplies, services, maintenance and repair, sign rental, telephone rental, other equipment rental, if any, utilities, and all other

expenses related to the ownership, maintenance or operation of the Property) accrued or assessable to the date of Closing have been paid in full, or if not yet due and payable, then all unpaid amounts accrued or assessable shall be paid as of the date of the Closing; and in the case of any such taxes, excises and other assessments, all returns for periods through the date hereof have been or will be filed before the same become delinquent; and Seller agrees to indemnify and hold Buyer harmless from and against each of the matters described in this subsection and all costs, expenses and liabilities incident thereto.

All of Seller's warranties and representations shall survive any inspection or investigation made by or on behalf of Buyer and shall not merge with delivery of the warranty deed specified herein but shall survive delivery of said deed.

ARTICLE VI

Conditions Precedent to Buyer's Obligation To Close

6.1 In the event that all of the above conditions are not satisfied prior to Closing (or such earlier date as may be specified), Buyer may terminate this Contract by notice to Seller, in which case Buyer's earnest money deposit shall be returned to Buyer and this Contract shall be of no further force or effect.

6.2 The parties hereto further acknowledge and agree that the improvements to the Property are not complete and that in consideration for the Purchase Price stated, the Buyer agrees to perform any and all construction necessary to complete the structure (other than those construction items specifically identified in paragraph 6.1 A above) and make same ready for occupancy to the satisfaction and approval of any and all governmental authorities.

6.3 The foregoing notwithstanding, the subject Property is sold "AS IS", Buyer acknowledging and agreeing that he has made a visual inspection of the property, and Seller makes no warranties or representations, express or implied, including without limitation, warranties of merchantability, habitability or fitness for ordinary purposes or a particular purpose with respect to the condition of the property, or the presence or absence of hazardous or potentially hazardous materials, wastes or substances or petroleum substances as such are defined from time to time by any applicable governmental or quasi-governmental authority on the property or the suitability of the property for any use.

ARTICLE VII

Closing

7.1 **Time and Place of Closing.** Subject to all of the provisions of this Contract, and provided that all of the conditions of this Contract shall have been satisfied prior to or on the date of Closing, the Closing of this Contract shall take place at Oswald Roam Rew & Fry, LLC, Attorneys, on or before September 30, 2013, or at such earlier date prior thereto as may be specified by Buyer by not less than seven (7) days advance notice of same provided to Seller unless otherwise mutually agreed. Possession of the Property shall be delivered to Buyer simultaneous with closing.

7.2 **Events of Closing.**

1. At Closing, Seller shall deliver to Buyer the following:

(a) A General Warranty Deed in customary form duly executed and acknowledged by Seller, conveying to Buyer the Property in indefeasible fee simple, free and clear of any lien, encumbrance or exception, other than the Permitted Exceptions;

(b) The ALTA Policy of Title Insurance and Endorsements thereto issued by the Title Company conforming to the requirements set forth herein insuring Buyer's title in indefeasible fee simple in the amount of the purchase price and containing no exceptions other than the Permitted Exceptions;

(c) Ad Valorem tax statement for the Property for the calendar year of the Closing (if available, and, if not, previously presented);

(d) Mechanic's Lien Affidavit of Seller; and

(e) Tax Affidavit of Seller.

2. At Closing, Buyer shall deliver to Seller the following:

(a) The consideration required pursuant to Article II above, in cash or by Buyer's attorney's Trust Account check in United States funds available to Seller upon the recording of documents following Closing and the Title Company's issuance of the Title Policy in favor of Buyer.

7.3 **Expenses.** Buyer shall pay all costs of this transaction, including but not limited to the cost of obtaining any tax certificates required hereunder, all of the premium for the Owner's Policy of Title Insurance, and all endorsements thereto, any escrow fee and/or closing fee charged by the Title Company, if necessary, the recording fee for the Warranty Deed, and Buyer's attorney's fees. Except as otherwise provided in this Section, all other expenses hereunder shall be paid by the party incurring such expenses.

7.4 **Prorations.** The parties acknowledge that the Property is exempt from real property ad valorem taxes, but in the event any such tax is due at Closing, real property ad valorem taxes and installments of current year special assessments shall be prorated to Closing, based upon actual days involved. Seller shall be responsible for all ad valorem taxes or installments of special assessments for any period prior to the Closing. In connection with the proration of real property ad valorem taxes, if actual tax figures for the year of closing are not available at the date of Closing, an estimated, tentative proration of taxes shall be made using tax figures from the preceding year; however, when actual taxes for the year of Closing are available, a correct proration of taxes shall be made.

ARTICLE VIII
Condemnation, Change of Condition

8.1 If, prior to Closing, all or any part of the Property is taken by eminent domain, or if a condemnation proceeding has been filed or is threatened against the Property or any part thereof, or if there has been any material adverse change in the condition of the Property since the signing of this Contract, Seller shall promptly provide written notice to Buyer of any such event. Buyer may reinspect the Property and may, by written notice to Seller within ten (10) days after receiving Seller's notice, terminate this Contract, in which case Buyer's earnest money deposit shall be returned to Buyer and this Contract shall be of no further force or effect. Unless this Contract is so terminated, it shall remain in full force and effect, and Seller shall, at Closing, retain and/or receive, as the case may be, all right, title and interest in and to any awards or insurance proceeds that may be made for such taking, however, Buyer shall receive a direct credit against the purchase price stated herein to the extent of any such award or proceeds. If a nonmaterial change in condition occurs with respect to the Property, Seller shall remedy such change prior to Closing and, if Seller does not do so, Buyer, at their option, may (i) terminate this Contract, in which case Buyer's earnest money deposit shall be returned to Buyer and this Contract shall be of no further force or effect, or (ii) proceed to Closing, receiving as of Closing, a credit against the Purchase Price for the reasonable cost to remedy the change in condition.

ARTICLE IX
Insurance

9.1 Buyer agrees to maintain current fire and extended coverage on Property until Closing and thereafter.

ARTICLE X
Termination, Default and Remedies

10.1 **Permitted Termination.** If this Contract is terminated by either party pursuant to a right expressly given in this Contract (the "Permitted Termination"), Buyer shall be entitled to an immediate return of the earnest money deposit previously tendered and neither party shall have any further rights or obligations under this Contract, except as otherwise stated in this Contract.

10.2 **Default by Seller.** Seller shall be in default hereunder upon the occurrence of any one or more of the following events:

(a) Any of Seller's warranties or representations set forth herein are untrue or inaccurate in any material respect; or

(b) Seller shall fail to meet, comply with or perform any material covenant, agreement, or obligation on their part required, within the time limits and in the manner required in this Contract for any reason other than a Permitted Termination.

If Seller defaults hereunder, Buyer may, at Buyer's option, do any of the following:

- (a) Terminate this Contract by written notice delivered to Seller at or prior to Closing, whereupon the Buyer's earnest money deposit shall immediately be returned to Buyer;
- (b) Enforce specific performance of this Contract against Seller; or
- (c) In addition to, and not to the exclusion of the remedy in subparagraph (i) immediately above, bring an action against Seller for damages.

10.3 **Default by Buyer.** Buyer shall be in default hereunder if Buyer shall fail to deliver at Closing any of the items required of Buyer in Article VII hereof for any reason other than a default by Seller hereunder or a Permitted Termination. If Buyer defaults hereunder, Seller, as Seller's sole and exclusive remedy for such default, shall be entitled to terminate this Contract by notice to Buyer and retain Buyer's earnest money deposit previously tendered, it being agreed between Buyer and Seller that such sum shall be liquidated damages for a default of Buyer hereunder because of the difficulty, inconvenience, and uncertainty of ascertaining actual damages for such default.

10.4 **Attorney's Fees.** If, as a result of a default under the Contract, either Seller or Buyer employs an attorney to enforce their rights, the defaulting party shall, unless prohibited by law, reimburse the nondefaulting party for all reasonable attorney's fees, court costs and other legal expenses incurred by the nondefaulting party in connection with the default.

ARTICLE XI **Brokerage Commission**

11.1 Seller represents to Buyer that he does not owe any fee, commission or other remuneration to a broker or a finder for the transaction herein contemplated. Seller agrees to indemnify Buyer and hold Buyer harmless from any loss, liability, damage, cost or expenses (including, without limitation, reasonable attorney's fees) paid or incurred by Buyer by reason of any claim to any broker, finder, or other fee in connection with this transaction by any party claiming by, through or under Seller.

ARTICLE XII **Notices**

12.1 All notices, consents, approvals, requests, waivers, objections or other communications (collectively "Notices") which may, or are required to be sent, delivered, given, made, maintained or obtained under this Contract, shall be in writing and shall be served by hand

delivery, prepaid, first class, certified, return receipt requested United States Mail, or by a reputable overnight delivery service guaranteeing next day delivery and providing a receipt. All notices shall be addressed to the parties at the respective addresses as set forth below:

To Seller: County of Jackson
c/o Shelley M. Temple-Kneuvean
Chief Administration Officer
415 E. 12th St., 2nd Floor
Kansas City, MO 64106

To Seller's Attorney: Stephen Nixon
County Counselor
415 E. 12th St., 2nd Floor
Kansas City, MO 64106

To Buyer: Central Jackson County Fire Protection District
c/o Steven Westermann, Chief
805 N.E. Jefferson
Blue Springs, MO 64014

To Buyer's Attorney: Kim M. Roam
Oswald Roam Rew & Fry, LLC
601 NW Jefferson Street
Blue Springs, MO 64014

Except that any party may, by notice in the manner provided above, change this address for all subsequent notices. Notices shall be deemed served and received upon the earlier of the third day following the date of mailing (in the case of notices mailed by certified mail) or upon delivery (in all other cases). A party's failure or refusal to accept service of a notice shall constitute delivery of the notice.

ARTICLE XIII **Miscellaneous**

13.1 **No Assumption of Seller's Liabilities.** Buyer is acquiring only the Property from Seller and it not the successor of Seller. Buyer does not assume or agree to pay or indemnify Seller or any other person or entity against any liability, obligation or expense of Seller or relating to the Property in any way except only to the extent, if any, herein expressly and specifically provided.

13.2 **Survival.** All warranties, representations and agreements contained herein or arising out of the sale of the Property by Seller to Buyer shall survive delivery of Seller's General Warranty Deed and the Closing hereof.

13.3 **Governing Law.** The laws of the State of Missouri shall govern the validity, enforcement and interpretation of this Contract.

13.4 **Counterpart Execution.** This Contract may be executed in several counterparts, each of which shall be fully effective as an original, and all of which together shall constitute one and the same instrument.

13.5 **Headings; Construction.** The headings which have been used throughout this Contract have been inserted for convenience of reference only and do not constitute matter to be construed in interpreting this Contract. Words of any gender used in this Contract shall be held and construed to include any other gender and words in the singular gender shall be held to include the plural, and vice versa, unless the context requires otherwise. The words "herein", "hereunder" and other similar compounds of the word "here" when used in this Contract shall refer to the entire Contract and not to any particular provision or section. If the last day of any time period stated herein shall fall on a Saturday, Sunday or legal holiday, then the duration of such time period shall be extended so that it shall end on the next succeeding day which is not a Saturday, Sunday or legal holiday. The use of the words "mortgage" or "deed of trust" herein shall be deemed to be interchangeable and shall refer to any mortgage, deed of trust, trust deed or document of similar purpose.

13.6 **Invalid Provisions.** If any one or more of the provisions of this Contract, or the applicability of any such provision to a specific situation, shall be held invalid or unenforceable, such provision shall be modified to the minimum extent necessary to make it or its application valid and enforceable, and the validity and enforceability of all other provisions of this Contract and all other applications of any such provision shall not be affected thereby.

13.7 **Binding Effect.** This Contract shall be binding upon and inure to the benefit of Seller and Buyer and their respective heirs, personal representatives, successors and assigns. Except as expressly provided herein, nothing in this Contract is intended to confer on any person, other than the parties hereto and their respective heirs, personal representatives, successors and assigns, any right or remedies under or by reason of this Contract.

13.8 **Further Acts.** In addition to the acts recited in this Contract to be performed by Seller and Buyer, Seller and Buyer agrees to perform or cause to be performed at the Closing or after the Closing any and all such further acts as may be reasonably necessary to consummate the transactions contemplated hereby.

13.9 **Date of Contract.** The date of this Contract shall for all purposes be the date of the signature of the last party to sign this Contract.

13.10 **Indemnity as to Lawsuits.** Seller agrees to indemnify and hold Buyer harmless from any and all liability, loss, damage or expenses (including attorney's fees) as a result of any action, suit, proceeding or claim affecting the Property or any portion thereof, or any contracts and/or services related thereto, in relation to which the facts give rise to such action, suits or proceedings arose or occurred prior to the date of Closing.


services related thereto, in relation to which the facts give rise to such action, suits or proceedings arose or occurred prior to the date of Closing.

IN WITNESS WHEREOF, the parties hereto have caused this Contract to be executed as of the day and year first above written.

COUNTY OF JACKSON

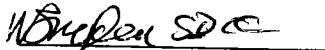

By: _____
Michael D. Sanders
County Executive
"SELLER"

CENTRAL JACKSON COUNTY
FIRE PROTECTION DISTRICT

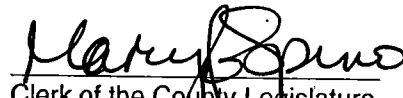
By: 
Steven Westermann, CFE

"BUYER"

APPROVED AS TO FORM

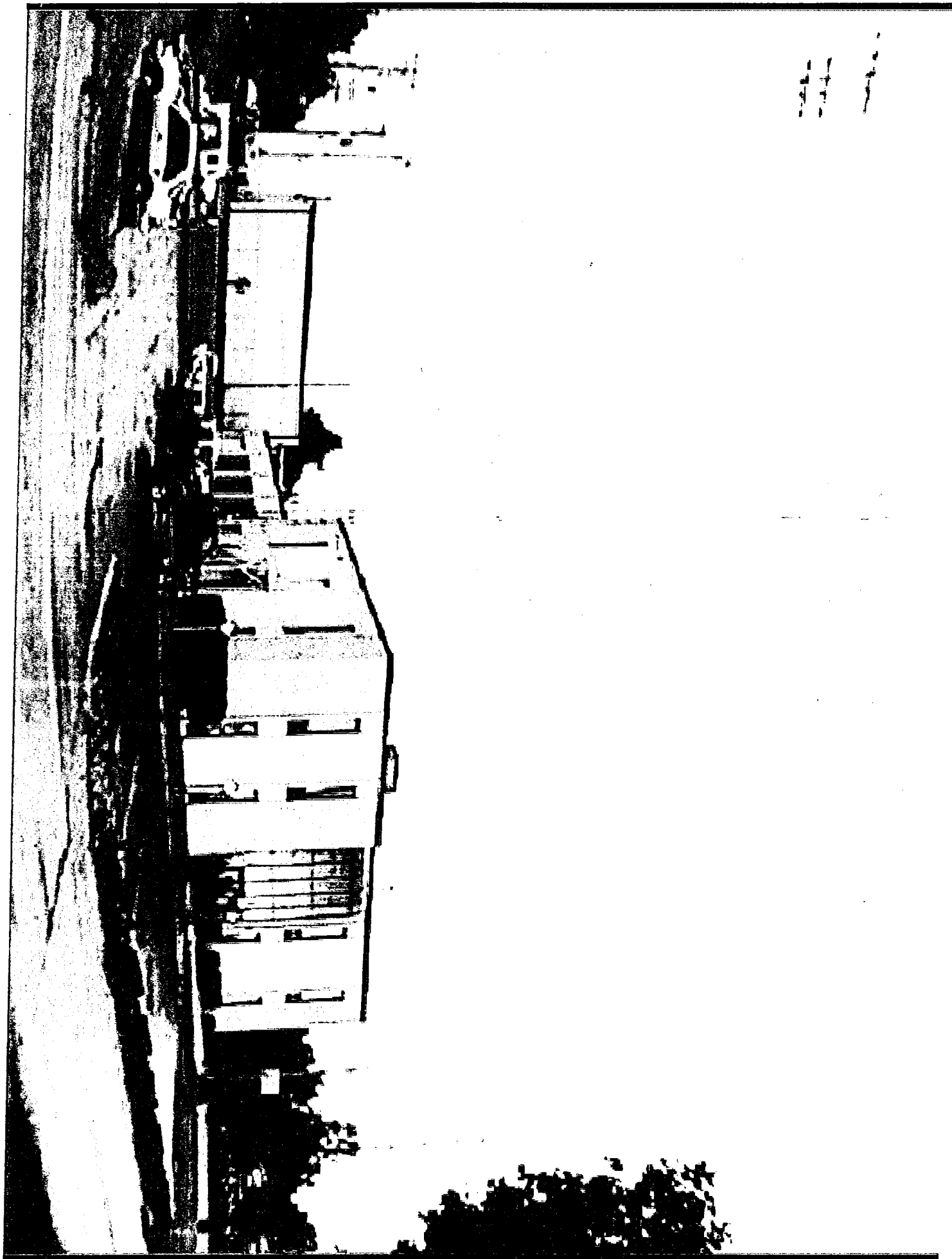

County Counselor

ATTEST:


Clerk of the County Legislature



Central Jackson County
Film Production Dairy
Dairy and more





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Property Account Summary

Links: [Segregation/Merge Data](#) [Where are my tax dollars going?](#)

Parcel Number	42-110-01-01-00-0-00-000	Property Address	1000 SW EASTBOUND US 40 HWY , BLUE SPRINGS, MO 64015
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General Information	
Property Description	SEC 1 TWP 48 RNG 31 BEG PT ON S LI S ROW HWY 40 INTERSEC E LI SEC 1 TH W ALG ROW 209' TH S & PARL TO E LI 200' TH E & PARL TO S LI ROW HWY 40 209' TO E LI SEC TH N ALG SEC LI 200' TO POB (EX PT IN ROW)
Property Category	Land and Improvements
Status	Active, Host Other Property, Locally Assessed
Tax Code Area	042

Property Characteristics	
Property Class	2010

Parties			
Role	Percent	Name	Address
Taxpayer	100	JACKSON COUNTY MISSOURI	%JACKSON COUNTY CT HOUSE 415 E 12TH ST, KANSAS CITY, MO 64106 UNITED STATES
Owner	100	JACKSON COUNTY MISSOURI	%JACKSON COUNTY CT HOUSE 415 E 12TH ST, KANSAS CITY, MO 64106 UNITED STATES

Property Values					
Value Type	Tax Year 2013	Tax Year 2012	Tax Year 2011	Tax Year 2010	Tax Year 2009
Market Value Total	902,505	902,505	902,505	1,012,874	1,012,874
Taxable Value Total	0	0	0	0	0
Assessed Value Total	288,802	288,802	288,802	324,120	324,120

Active Exemptions	
E03 JACO	

No Charges are currently due.

No Charge Amounts are currently due for this property. If you believe this is incorrect, please contact the Taxpayer Services Unit at (816) 881-3232.

NOTICE: Telephones are staffed during regular business hours (8am to 5pm, Monday through Friday, excluding holidays observed by Jackson County).

Distribution of Current Taxes	
District	Amount
BLUE SPRINGS SCHOOLR-IV	0.000000
BOARD OF DISABLED SERVICES	0.000000
CITY - BLUE SPRINGS	0.000000
FIRE DISTRICT - CENTRAL JACKSON	0.000000
JACKSON COUNTY	0.000000
MENTAL HEALTH	0.000000
METRO JUNIOR COLLEGE	0.000000
MID-CONTINENT LIBRARY	0.000000
STATE BLIND PENSION	0.000000

Receipts					
Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
No Events Found					

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REMINDER: Occasionally, the parcel number for a real estate parcel changes, due to a parcel segregation or merge. In such a case, a search of the new parcel number may not reflect tax delinquency or a full tax history concerning that parcel. You may wish to contact us to obtain that information. Or, you

may wish to search all relevant parcel numbers of parcels involved in such a segregation or merge. [Click here](#) to begin a search on this website to see if a parcel was involved in a segregation or merge occurring within the past five years and to see a list of parent parcel(s) and child parcel(s) involved. **NOTE:** Information concerning a segregation or merge occurring more than five years prior to the search is not available on this website.

ATTENTION: This website will close at 11:00 p.m. on December 31.
Taxes paid online after the website reopens in the New Year will accrue interest, penalties and fees.

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