

CCO FORM: RW03
Approved: 12/92 (TLP)
Revised: 08/07 (AR)
Modified:

COUNTY: Jackson
ROUTE: 70/435/40
PROJECT: J411597 RA
PARCEL: 1A

Res. #17726

GENERAL WARRANTY DEED

(1) **PARTIES:** THIS AGREEMENT, made this 15 day of November, 2011, by and between **Jackson County, Missouri**, Grantor, of the County of Jackson, and State of Missouri, and the STATE OF MISSOURI, acting by and through the MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, Grantee.

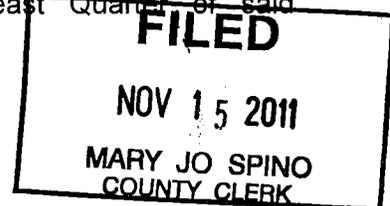
GRANTEE'S ADDRESS: 600 NE Colbern Road, Lee's Summit, MO 64086.

(2) **CONSIDERATION:** Grantor, in consideration of the sum of **Nineteen Thousand Six Hundred AND NO/100 DOLLARS (\$19,600.00)**, to be paid by the Missouri Highways and Transportation Commission, the receipt of which is hereby acknowledged, does hereby grant, bargain and sell, convey and confirm fee simple title in the property described in this deed.

(3) **PROPERTY DESCRIPTION:** Grantor conveys to the Missouri Highways and Transportation Commission the following described real estate and interests in real estate in the County of Jackson, State of 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



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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;

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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. 1420698.

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

(4) **RIGHTS OF GRANTEE:** Grantee shall obtain all rights, privileges, appurtenances and immunities belonging to Grantor, its successors and assigns forever.
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(5) **WARRANTY:** Grantor hereby covenants that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed. Grantor covenants that it has good right to convey the property. Grantor covenants that the said premises are free and clear of any encumbrances done or suffered by it or those under whom it claims; and that it will warrant and defend the title to said premises unto the Missouri Highways and Transportation Commission and unto its successors and assigns, forever, against the lawful claims and demands of all persons whomsoever.

(6) **DATE:** IN WITNESS WHEREOF, the said Grantor executed the above the day and year first above written.

JACKSON COUNTY, MISSOURI

BY: Michael D. Sanders
Michael D. Sanders, Jackson County Executive

APPROVED AS TO FORM:

ATTEST:

By W. Stephen Nixon
W. Stephen Nixon
Jackson County Counselor

By Mary Jo Spino
Mary Jo Spino
Clerk of the Jackson County Legislature

ACKNOWLEDGMENT BY COUNTY

STATE OF MISSOURI)
) ss
COUNTY OF JACKSON)

On this 15 day of November, 2011, before me appeared **Michael D. Sanders**, personally known to me, who being by me duly sworn, did say that he is the **County Executive** of **Jackson County, Missouri** with authority to bind said County and that the foregoing instrument was signed and sealed on behalf of said County and that he acknowledged said instrument to be the free act and deed of said County and that it was executed for the consideration stated therein and no other.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid the day and year written above.

Patricia Marie Murillo
NOTARY PUBLIC

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



My Commission Expires:
Section 4-7.1a