

CCO FORM: RW04A
Approved: 03/10 (AR)
Revised:
Modified:

COUNTY: Jackson
ROUTE: 291
PROJECT: J4U0932
PARCEL: 47&46 (E4-0243/44)

SPECIAL WARRANTY DEED

(1) PARTIES: THIS AGREEMENT, made this _____ day of _____, 20____, by and between the MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, Grantor, with an address of _____, and _____, Grantee(s), with an address of _____.

(2) CONSIDERATION: The Grantor, in consideration of the sum of _____ DOLLARS (\$_____), to it paid by the Grantee, the receipt of which is hereby acknowledged, *do/does* hereby bargain and sell, convey and confirm fee simple title in the real estate described in this deed.

(3) PROPERTY DESCRIPTION: Grantor conveys to the Grantee(s) the following described real estate and interests in real estate in the County of Jackson, State of Missouri:

Property Description:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 47 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SECTION 32 TOWNSHIP 47 NORTH, RANGE 31 WEST, THENCE SOUTH 2° 23' 34" WEST, 1128.56 FEET, ON A LINE BETWEEN THE NORTHWEST CORNER OF SECTION 32 TOWNSHIP 47 NORTH, RANGE 31 WEST, AND THE SOUTHWEST CORNER OF SECTION 32

TOWNSHIP 47 NORTH, RANGE 31 WEST, THENCE SOUTH 87° 36' 26" WEST, 1356.00 FEET TO THE POINT OF BEGINNING, WHICH IS 204.21 FEET LEFT OF STATION 198+70.88 CENTERLINE MEDIAN ROUTE 291.

FROM SAID POINT OF BEGINNING, THENCE NORTH 2° 01' 33" EAST, 227.82 FEET TO A MONUMENT, THENCE NORTH 24° 12' 24" EAST, 90.44 FEET TO A MONUMENT, THENCE SOUTH 87° 43' 24" EAST, 271.53 FEET TO A MONUMENT, THENCE SOUTH 66° 10' 39" WEST, 25.91 FEET TO A MONUMENT, THENCE SOUTH 62° 10' 44" WEST, 109.26 FEET TO A MONUMENT, THENCE SOUTH 49° 57' 30" WEST, 75.18 FEET TO A MONUMENT, THENCE SOUTH 42° 08' 58" WEST, 72.64 FEET TO A MONUMENT, THENCE SOUTH 36° 41' 59" WEST, 72.81 FEET TO A MONUMENT, THENCE SOUTH 31° 50' 05" WEST, 90.94 FEET TO THE POINT OF BEGINNING, CONTAINING 0.8 ACRES, MORE OR LESS.

(4) ACCESS LIMITATIONS: This conveyance is made upon the express condition that Grantee, himself, his heirs, successors and assigns shall have no right of direct access from the land herein conveyed to the adjacent highway now known as Route 291 and its ramps, all such rights of direct access being reserved by Grantor.

(5) RIGHTS OF GRANTEE: Grantee(s) shall obtain all rights, privileges, appurtenances and immunities belonging to the Grantor, its successors and assigns forever.

(6) SPECIAL WARRANTY: Grantor hereby covenants that it is lawfully seized of an indefeasible estate in fee in the premises hereby conveyed and that since acquiring its interest it has placed no encumbrances on the property except as set out in this Deed. The Grantor covenants that it will warrant and defend the title to said premises unto the Grantee(s) and unto its/their successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under the Grantor, but none other.

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

MISSOURI HIGHWAYS AND
TRANSPORTATION COMMISSION

By _____

ATTEST:

By _____
Secretary to the Commission

